

MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, JULY 14, 2021

The Planning & Zoning Commission meeting of the July 14, 2021 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

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

PUBLIC HEARING

- I. CALL TO ORDER – ROLL CALL
- II. CONSIDERATION TO APPROVE THE MINUTES OF THE JUNE 9, 2021
P&Z COMMISSION MEETING

Mr. Kamide made a motion to approve the minutes of the June 9, 2021 meeting, seconded by Mr. Schmitt.

Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Ariano abstained.

Motion passed unanimously.

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. File #PZ-21-09, consideration regarding approval of variations to allow for a 26-foot wide driveway on the subject property, located within the R2 Single Family Residence District. The property is located at 309 W. Winthrop, Addison, IL.

P.I.N.: 03-33-105-007

Petitioner: Bryan Keller

This file was advertised in the June 28, 2021 issue of the Daily Herald Newspaper.

Jennifer Henaghan of the Village of Addison stated the petitioner is requesting a variation to allow for a 26 foot wide driveway associated with a one car detached garage. Currently there driveway is 16 feet wide which is in excess, the code requirement is 13 feet but since it is an existing driveway they would be allowed to replace it at 16 feet wide. They are requesting 26 feet, however Staff recommends that if the Planning & Zoning Commission feels that a variation is necessary on this case, the driveway should be limited to no more than 20 feet wide because that is what is allowed for a two car detached garage. Due to the proposed driveway width, we would like there to be a condition added to state that no commercial vehicles may be parked on the property.

Chair Fotopoulos asked if the petitioner had anything to add at this time, the petitioner said no.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Kamide asked if there was a reason for your request for a 26 foot driveway versus a 20 foot wide driveway. The petitioner stated that he has an F250 four door. The doors are so wide that you don't really have room to walk around the vehicles with a smaller driveway.

Chair Fotopoulos asked if the audience had any questions. There was none. Chair Fotopoulos asked for positive and negative testimony. There was none.

Mr. Kamide made a motion to close the public hearing, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Consideration of File PZ-21-09 as described above.

Mr. Schmitt said it is hard to read on the plan, is it roughly 28 feet from the house to the property line. The petitioner said it has a two foot boarder between the house and the actual driveway itself. So it is just the existing driveway to the property line. Chair Fotopoulos asked the petitioner if he had any objections to conforming what Community Development is asking you to do. The petitioner stated no.

Mr. Kamide made a motion for a positive recommendation for File PZ-21-09 for the property at 309 W. Winthrop where the petitioner requests approval of a setback variation to allow the requesting 26 foot wide driveway and approval of a 22 foot wide driveway on the property located within the R2 Single Family Residence District. Seconded by Mr. Schmitt.

Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

2. **File #PZ-21-10**, requesting approval of variations to allow for the placement of barrier gates within the front yard of the subject property, located within the M4 Planned Office Research/Industrial District. The property is located at 1350 Greenbriar Drive, Addison, IL.

P.I.N.: 02-13-303-042

Petitioner: Gary Cihak

This file was advertised in the June 28, 2021 issue of the Daily Herald Newspaper.

Jennifer Henaghan, Village of Addison stated Chamberlain Distribution Center is requesting a front yard variation to allow for the placement of barrier arm gates along the front property line. In this case, the right-of-way expands in such a way so that although the proposed gates will technically be within the 40 foot front yard, they actually will be located behind the front wall of the building due to the way the cul-de-sac flares out. One thing noted in the inter-departmental review is there is an easement with an 8" sanitary sewer line that provides service to the office buildings to the north and the gas station to the southwest, so the gate pedestal will need to be moved so that doesn't conflict with that easement. Also Police and Fire noted that there will need to be an Opticom Compatible System and a lock box for emergency access when the power goes or when the property is unoccupied.

Chair Fotopoulos asked if the petitioner had anything to add, the petitioner said no.

Chair Fotopoulos asked if the Plan Commission had any questions. The petitioner, Gary Cihak was sworn in. Mr. Schmitt asked what is the need to actually install and what problems you are incurring that you want to put up the gates. Mr. Cihak said it is for safety security, basically we had a trailer that was stolen and dropped in our yard and we want to keep some access management. It also helps us from a production standpoint of knowing who is coming in and out and what time they leave. Mr. Schmitt said it is more or less the gates are monitored and that way you can record of who is coming or going. Mr. Cihak said yes. Chair Fotopoulos asked if you have any objections as to what the Fire Department is asking. Mr. Cihak said no there are no issues, the only issue on the sewer is that if you move it back any further the people will have access to the actual parking lot before the gate is there. Ms. Henaghan said that we can consult with Public Works to see where the sewer line is located and see what might be acceptable along with further details of what structures are going to be where.

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

Mr. Kamide made a motion to close the public hearing, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-21-10 as described above.

Mr. Kamide made a motion to grant a zoning variation request for File #PZ-21-10 for the property located at 1350 N. Greenbriar Drive were the petitioner request approval of a variation for the subject property located within the M4 Planned Office/Research/Industrial District subject to the approval that the Fire Department has with the access and for Public Works for the sanitary sewer, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

3. **FILE #PZ-21-11**, requesting approval of a Plat of Resubdivision for the subject property, located within the M2 General Manufacturing District. The property is located at 1395-1401 W. Jeffrey Drive, Addison, IL.

P.I.N.: 03-31-206-034

Petitioner: Gilbert and Groves LLC-1395 Jeffrey

This file was advertised in the June 28, 2021 issue of the Daily Herald Newspaper.

Ms. Jennifer Henaghan of the Village of Addison stated the petitioner is requesting approval of a Plat of Resubdivision to split the lot into two lots. It was originally platted this way as two lots but they were combined into one when the previous owner connected the two buildings. The new owner is seeking to resubdivide the two buildings so that they can be rented to separate tenants. There is one correction to the Staff Report. There are no lot width variations necessary. The lot that was read 84 feet wide is actually 120 feet wide so both lots meet the M2 District requirements. One note is that the parking lots are designed in such a way that they won't function in the events any future owner decides to erect any type of barrier between the two properties, so Staff does recommend that a Cross Access Agreement be added to the Plat of Resubdivision.

Joe Palmisano, attorney for the petitioner stated that we share Staff's report about the common driveway easement. On the plat we had the surveyors spec in a 20 foot easement right down the center. It had been a center before the corridor had been built. These were designed as two separate buildings built on two separate lots and the owner at the time ended up with both buildings. The business expanded to the other building and he wanted to build a 12 foot corridor between the buildings, and no one is going to lease it that way.

Chair Fotopoulos asked if the audience had any questions. There were none. Chair Fotopoulos asked for positive and negative testimony. There were none.

Mr. Kamide made a motion to close the public hearing, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-21-11 as described above.

Mr. Kamide made a motion for a positive recommendation on File #PZ-21-11 for the property at 1395-1401 Jeffrey Drive where the petitioner request approval of Plat of Resubdivision located within the M2 General Manufacturing District and including a 20 foot driveway easement between the buildings that would be satisfactory as a cross access agreement between Lots 1 and 2, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

4. **File #PZ-21-12**, consideration regarding a pre-annexation agreement, annexation, rezoning to the R2 Single Family Residence District, and lot width and area variations for two vacant lots totaling approximately 0.35 acres. The property is located at 17W335 Crest Avenue, Addison, IL (also known as 17W767 Crest Avenue, Bensenville, IL)

P.I.N.: 03-22-210-006, 007

Petitioner: Robert Mlynarski

This file was advertised in the June 28, 2021 issue of the Daily Herald Newspaper.

Ms. Jennifer Henaghan, Village of Addison stated the petitioner is requesting annexation of two vacant lots to the Village of Addison. They are surrounded by properties within the R3A Single Family District and we are recommending that the subject property also be rezoned R3A. The two lots would be considered buildable because they were existence prior to the adoption of the Zoning Ordinance, however they will need to meet all of the R3A District setback requirements. As part of a Pre-Annexation Agreement, the Village usually requires future homes to be at least 2500 square feet in area and have some sort of masonry component, so that will be added to the Agreement that the Building, Zoning & Development Committee reviews. Also, Engineering noted that there are no side yard easements on the property and they would like the Annexation Agreement to also require a 5 foot drainage easement along each side yard.

The petitioner was present and sworn in.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Schmitt asked the petitioner if he had any objections to the recommendations. Mr. Mlynarski said no.

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

Mr. Kamide made a motion to close the public hearing, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-21-12 as described above.

Mr. Kamide made a motion for a positive recommendation for File #PZ-21-12 for the property located at 17W335 Crest Avenue where the petitioner requests a pre-annexation agreement, annexation, rezoning to R3A Single Family Residence District and lot width, area variations for two vacant lots totaling approximately 0.35 acres including 5 foot drainage easements and minimum house size of 2500 square feet, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

5. **File #PZ-21-14**, requesting approval of variations to allow for a private walk to be located within two feet of the side and rear lot lines on the subject property, located within the R1 Single Family District. The property is located at 330 N. Forest Drive, Addison, IL.

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

Petitioner: Ronald Rossi

This file was advertised in the June 28, 2021 issue of the Daily Herald Newspaper.

Ms. Jennifer Henaghan, Village of Addison stated the petitioner is requesting setback variations to allow for the placement of walkway within 2 feet of the rear end side property lines. The walkway is currently under construction and is 2 feet from the property line at its east end but the setback is reduced as it angles in toward the west end of the property. The walkway is adjacent to a wall that is permitted, but the wall was constructed to be on the subject property and in the Staff report we note that the petitioner would need to obtain permission from the Homeowners Association for the wall. Since then the petitioner has provided the Village with information from their Declaration of Covenants that does allow for the placement of the wall to connect to the existing fence there.

The petitioner was present and sworn in. Chair Fotopoulos asked if the walkway was not put into the original plans when they were submitted. The petitioner said no it was originally not on the plans.

Chair Fotopoulos asked if the Plan Commission had any questions. There were none.

Chair Fotopoulos asked if the audience had any questions. There were none. Mr. Hector Diaz owner of Lot 3 was sworn in. Mr. Diaz said that he is not objecting to anything but wanted to know how it affects Lot 3. Ms. Henaghan said she doesn't believe there would be any impact. Ms. Henaghan showed the plan to Mr. Diaz. Chair Fotopoulos asked for positive and negative testimony. There was none.

Mr. Kamide made a motion to close the public hearing, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-21-14 as described above.

Mr. Kamide made a motion to grant the zoning variation request for File PZ-21-14 for the property located at 330 N. Forest Drive where the petitioner requests approval of variations to allow for a private walk to be located within 2 feet of the side and rear lot lines on the subject property located within the R1 single family district, seconded by Mr. Turk. 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

Chair Fotopoulos welcomed Mr. Joe Ariano to the Plan Commission. Chair Fotopoulos also said that we will be having a meeting on August 11, 2021.

VI. ADJOURNMENT

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

Motion passed unanimously.

Respectfully submitted,


Georgianne Jakubowski