

MINUTES OF THE PLANNING & ZONING COMMISSION  
VILLAGE OF ADDISON  
JANUARY 12, 2022

The Planning & Zoning Commission meeting of the January 12, 2022 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, Kamide, McComb, Schmitt, Turk  
Absent: None  
Also Present: Mike Crandall and Jennifer Henaghan, Village of Addison, Village Attorney Freeman, Trustee Del Rosario and Dan Medina, Addison Fire Protection District

PUBLIC HEARING

- I. CALL TO ORDER – ROLL CALL
- II. CONSIDERATION TO APPROVE THE MINUTES OF THE NOVEMBER 10, 2021

Mr. Schmitt made a motion to approve the minutes of the November 10, 2021, seconded by Mr. Cargill. 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-22-01, consideration of approval of a variation to allow for a 42-foot high accessory structure within the M2 General Manufacturing District. The property is located at 1811 W. Fullerton Avenue in Addison, IL.

P.I.N.: 02-36-234-004

Petitioner: Designhaus, Inc.

This file was advertised in the December 27, 2021 issue of the Daily Herald Newspaper.

Consideration of File PZ-22-01 as described above.

Mr. Schmitt made a motion to open File #PZ-22-01, seconded by Mr. Kamide. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated this petition is for a Praxair nitrogen tank that will be approximately 42 feet above grade. This is for the Mistica Foods location at 1811 W. Fullerton Avenue. The tank itself is 36 feet high and is on legs that are 6 feet tall so the total height is 42 feet. The Zoning Ordinance classifies this as an accessory structure which has a maximum height of 17 feet, so even though we do have many of these throughout town a variation would be necessary. Staff finds that it meets the standards for variations and therefore recommends approval.

Ms. Henaghan stated that it appears the petitioner is not present.

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.

Chair Fotopoulos asked for positive and negative testimony. There was none.

Mr. Kamide made a motion for a positive recommendation for File PZ-22-01 for the property at 1811 W. Fullerton Avenue, Mistica Food property for approval of a variation to allow for a 42-foot high accessory structure within the M2 General Manufacturing District, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion. There was none.

Motion passed unanimously.

Mr. Kamide made a motion to close File #PZ-22-01, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

2. **File #PZ-22-02**, consideration of approval of an annexation agreement, annexation and a plat of resubdivision with variations. The property is located at 4N380 Maple Avenue, Addison, IL.

P.I.N.: 03-22-302-010, -011

Petitioner: Maxime Konan

This file was advertised in the December 27, 2021 issue of the Daily Herald Newspaper.

Consideration of File #PZ-22-02 as described above.

Mr. Kamide made a motion to table File #PZ-22-02 until the February 9, 2022 Planning & Zoning Meeting, seconded by Mr. Schmitt. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

3. **File #PZ-22-03**, consideration of approval of the following variations within the B2 Community Business District: a variation to increase the maximum driveway width to 40 feet; a variation to increase the maximum curb return to 40 feet; a variation to allow zero curb with bollards adjacent to the front and sides of the building; and a variation to reduce the required separation between above-ground detention and the property line to 0 feet. The property is located at 415 N. Swift Road, Addison, IL.

P.I.N.: 02-24-400-041

Petitioner: Quik Trip

Consideration of File #PZ-22-03 as described above.

This file was advertised in the December 27, 2021 issue of the Daily Herald Newspaper.

Mr. Kamide made a motion to table File #PZ-22-03 until the February 9, 2022 Planning & Zoning Meeting, seconded by Mr. Schmitt. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

4. **File #PZ-22-04**, consideration of approval of a variation to allow for a detention pond length to width ratio of up to 5:1 within the M2 General Manufacturing District. The property is located at 50 S. Fairbank Street, in Addison, IL.

P.I.N.: 03-30-209-006, -008, -033

Petitioner: 50 S Fairbank TMG, LLC

Consideration of File #PZ-22-04 as described above.

This file was advertised in the December 27, 2021 issue of the Daily Herald Newspaper.

Mr. Kamide made a motion to open File#PZ-22-04, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Chair Fotopoulos stated that the petitioner was not present.

Ms. Jennifer Henaghan of the Village of Addison stated the proposed development is at 50 S. Fairbanks Street. Last summer the Village approved a redevelopment of the former Ray Graham property for an industrial building. The request is to allow for a detention pond length to width ratio of up 5:1, rather than the 3:1 as specified in Code. This is a bit of a cleanup issue because the plans that are submitted for tonight's variation are identical to the ones that were approved by the Board, however when they went through the process the first time around they did not specifically call out the variation for the detention pond so a variation was not granted at that time. It was discovered upon Engineering's review of the permit plans so we are now presenting their request for that variation.

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

Chair Fotopoulos asked if the audience had any questions.

Carmen Grisoli, 41 N Prairie, lives across from where they are building stated that he was never notified about this until now. Chair Fotopoulos said people were notified and people where at the meeting. The people from the Church came and a few other homeowners.

Joseph and Jill Johnson, 61 N. Prairie said they were also not notified about the building but just the detention pond. Chair Fotopoulos said we don't know that for a fact. Village Attorney Freeman said the only issue before the Commission tonight is the detention pond. No one here including Staff is prepared to discuss the actual facility that was discussed last summer. Attorney Freeman said we are not prepared to answer that but to call Community Development Department.

Ms. Henaghan stated that she did not have a list of the property owners from last year. Chair Fotopoulos said we cannot reverse the approval because there was a legal public hearing.

Village Attorney Freeman said we can't at this point go back in time in terms of what occurred last summer. My suggestion is to contact the Community Development Department to find out what notices were sent out and to whom. Staff that is here tonight does not have that information as to what was sent out last summer. We can't answer the question tonight as to why you did or didn't get notice. Mr. Grisoli asked if we could stop the detention pond. Chair Fotopoulos said legally they have to have a detention pond because of the building.

Mr. Kamide made a motion to grant the zoning variation request for File PZ-22-04 for the property at 50 S. Fairbank Street which is the approval of a variation to allow for a detention pond length width ratio of up to 5:1 within the M2 General Manufacturing District, seconded by Mr. Schmitt. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

Mr. Kamide made a motion to close File #PZ-22-04, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

#### IV. AUDIENCE PARTICIPATION

None

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

None

#### VI. ADJOURNMENT

Mr. Cargill made a motion to adjourn the meeting at 7:20 p.m., seconded by Mr. Kamide.

Motion passed unanimously.

Respectfully submitted,

*Georgianne Jakubowski*  
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