

MINUTES OF THE PLANNING & ZONING COMMISSION  
VILLAGE OF ADDISON  
WEDNESDAY, MARCH 9, 2022

The Planning & Zoning Commission meeting of the March 9, 2022 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, Schmitt, Turk  
Absent: Kamide, McComb  
Also Present: Jennifer Henaghan, Village of Addison and Village Attorney Dave Freeman

PUBLIC HEARING

**I. CALL TO ORDER – ROLL CALL**

**II. CONSIDERATION TO APPROVE THE MINUTES OF THE FEBRUARY 9, 2022 PLAN COMMISSION MEETING**

Mr. Schmitt made a motion to approve the minutes of the February 9, 2022 meeting, seconded by Mr. Ariano. 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-22-02, 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.L.N.: 03-22-302-010, -011

Petitioner: Maxime Konan

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

Mr. Schmitt made a motion to open file #PZ-22-02, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the subject property consists of two unincorporated lots that are improved with one single family home that straddles the two lots. The petitioner is looking to annex the property, resubdivide it so that the lots face Maple instead of Byron and improve it with two single family homes.

Chair Fotopoulos asked if Staff had any questions. Mr. Cargill asked if these lots are going to be as large as the surrounding lots. Mr. Schmitt said he would ask the same question, it seems that the lot sizes are quite a bit smaller than anything else around there. Ms. Henaghan said it varies a bit because most of the annexed properties are somewhat larger, however this neighborhood was platted back in 1927 with 50 foot lots, so some of those homes are built on multiple lots and some on a single 50 foot wide lot but others are taking up a 100 to 150 feet of frontage depending so it really does vary in the area. Mr. Cargill asked if the lots that are in Addison are larger than these would be. Ms. Henaghan said yes some are. Mr. Cargill said adjacent and nearby? Ms. Henaghan said most of the incorporated lots are larger, however they do two have existing subdividing lots that they could build upon that would be 50 foot wide and 55 feet wide. They are looking to change the orientation of the lots to have an 80 foot wide lot and an 85 foot wide lot which would better match the neighborhood then if they were to build on the two narrow lots.

The petitioner and his architect were both sworn in.

Mr. Marco San Roman, architect showed the plans on the overhead. Mr. San Roman said they would like to build two single homes, 80 feet by 105 on both. House A is roughly 3,240 square feet excluding the garage and House B is roughly 3,245 square feet excluding the garage. The front of the house will be brick veneer, the sides and rear will be siding except for House A which is in the corner. Both sides where the street is will be brick on both sides.

Chair Fotopoulos said that House A has brick on both sides and House B has only siding. Mr. San Roman said House A which is in the corner the surfaces that are facing the street will have brick and House B only the frontage will have brick.

Mr. San Roman said the rear setback will be 40 feet, front setback will be 30 feet and the side setback will be 10 feet and House A side setback on Byron Avenue will be 30 feet.

Chair Fotopoulos asked if the Plan Commission had any questions. Ms. Fotopoulos asked if they are building these houses for specs. Mr. San Roman said yes. Chair Fotopoulos said then these plans can change. Mr. San Roman said yes depending on the changes that the Village wants to make. Chair Fotopoulos said what if someone comes to buy a house, are you going to build these houses and then put them for sale. Mr. San Roman said yes that is the idea. Chair Fotopoulos said then you are not building to suit. Mr. San Roman said no. Ms. Henaghan said Staff recommends that some changes be made to the elevations, particularly with the north elevation with the home on Lot 1 to add some additional architectural features to break up that façade a little bit. Staff thought it was rather severe along Byron and didn't really blend in with the existing homes on Byron. Chair Fotopoulos said that recommendation three that all street-facing elevations shall have no less than 50% masonry. Ms. Henaghan said no there is the standard condition, this would be condition #5. Chair Fotopoulos asked Mr. San Roman if he was aware of the recommendations. Mr. San Roman said he found out a couple of days ago. Chair Fotopoulos asked if anyone currently lives in that house that is on that property. Mr. San Roman said no. Mr. Konan said that he does plan on occupying it soon until we demolish it and then I would move out of it. Chair Fotopoulos asked if they have built in Addison before. Mr. San Roman said no. Mr. Cargill asked if they own the property or is spec on whether you get permission to do this. Mr. Konan said his uncle owns the property and he is just the nephew. Chair Fotopoulos said your uncle owns the houses that you are living in until they tear it down. Mr. Konan said yes. Mr. Schmitt is concerned with the size of the lot and the reduction that you are asking for. You are going from 12,000 to 8,400 square feet, it is nearly a third less than what is normally allowed. I'm not sure that there is really a justified need for it. It is quite common that these lots get put together to build a single house and it just seems to me like you are putting too much in for that neighborhood. Chair Fotopoulos said the area has some beautiful homes. These do not compare to those homes that are there. Mr. Cargill said he agreed as well, if we annex the property on the substandard lot size then we are going to be looking at other people wanting to do the same thing.

Chair Fotopoulos asked if the audience had any questions. There was none.

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

Mr. Schmitt made a motion to close File #PZ-22-02, seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.

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

Village Attorney Freeman said when the motion is made be specific because of the some of the comments that were made by the Commission Members. There seems to be some comments made with regard to the lot size and in addition there were comments made with regard to what these proposed homes look like.

Mr. Schmitt made a motion for a **NEGATIVE RECOMMEDATION** for File PZ-22-02, primarily due to the request for the reduced size in lot and additionally just from the architectural that has been presented, I don't believe it has kind of been keeping with what is out there. I don't think it is far from it but it's just adding a few more features of what Staff was recommending if the Board decides to move ahead with it, they look at the side of the architecture as well, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion. Mr. Schmitt said he could appreciate where they are coming from, I just think the zoning that is in this particular area just really is meant for bigger lot sizes and when you look around there, most of the homes are all big houses and I do understand that there are circumstances where there is single lots that got squeezed in but in this case I don't think you really had that hardship. You have two buildable lots that you could put together. I don't think it is worth changing the character in the neighborhood to go to a smaller lot size. Mr. Cargill said he also agreed. 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 7:25 p.m., seconded by Mr. Ariano.

Motion passed unanimously.

Respectfully submitted,

  
Georgianne Jakubowski

