

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, MAY 11, 2022**

The Planning & Zoning Commission meeting of the May 11, 2022 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, Schmitt, Turk
Absent: 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 APRIL 13, 2022 P&Z COMMISSION MEETING

Mr. Cargill made a motion to approve the minutes of the April 13, 2022 Planning and Zoning meeting, seconded by Mr. Schmitt. 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-22-08**, consideration of approval of a variation to allow for an 880 square foot detached garage within the R2 Single Family Residence District. The property is located at 1025 S. Chatham Avenue, Addison, IL.

P.I.N.: 03-34-302-021

Petitioner: Tony Becker

This file was advertised in the April 26, 2022 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion to open File #PZ-22-08, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the petitioner is requesting a variation to allow for a 480 square foot addition to the east side of their existing 400 square foot garage. This will create a total size of 880 square feet which exceeds the maximum allowable 700 square feet. They have stated that the garage will be used to store their own personal vehicles and no business shall be conducted out of the garage. Staff finds the proposed variation complies with the standard set forth in the Zoning Ordinance per the petitioner's statement and therefore Staff recommends approval of the requested variation.

Mr. Tony Becker and Ms. Rebecca Greaves were present and sworn in. Mr. Becker stated the garage will be used for mostly storage tools; he is a union carpenter and will not operate any type of business from there. Ms. Greaves stated that they have two kids going to college. They will use the garage to store college items when their sons come home from college; a work van with expensive tools, a new car and a project car will all be stored in the garage.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Cargill asked if it is primarily going to be for the vehicles or for storage. Mr. Becker said it is for all of it; three vehicles and storage. Chair Fotopoulos asked about the garage, how do you get into the garage? Are you building a driveway? Mr. Becker said there is an existing driveway. Chair Fotopoulos asked if it will connect to it? Mr. Becker said yes, we are not moving the garage. Ms. Greaves said the garage that is there now is it getting torn down and then it's just going to add to that. Mr. Becker said the garage is going to be in the same spot that it is, and just adding another 20 feet behind it that is 24 wide. Mr. Schmitt asked how tall it is. Mr. Becker said 17 feet tall. Mr. Cargill asked what material it will be made out of. Mr. Becker said it will be wood frame. Chair Fotopoulos said you have a shed in the back. Ms. Greaves said yes we do and we use it for our lawn mowers, bikes, planters etc.

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

Ms. Henaghan said that she received several letters from neighbors that were included in the packets, there were an additional two that were submitted after the packets were mailed out. I will read them into the record now. Mr. Mark Rivera, 1011 S. Chatham was not in favor of the project and M. & Mrs. Bill Sinibaldi, 1031 S. Chatham was also not in favor of the project.

Village Attorney Freeman asked Ms. Henaghan if she was going to read the other letters into the record. Ms. Henaghan said no; not the ones that were submitted with the packets. Attorney Freeman said can you just indicate for the record how many other letter you received and whether or not they were positive or negative. Ms. Henaghan said four letters were received that were in support of the requested variation all from neighbors along Chatham Avenue. Attorney Freeman asked if those were the letters that were previously provided to the members of the Commission that were made part of their packets. Ms. Henaghan said that was correct. Attorney Freeman said that we the four letters in support and now these two additional letters that are negative, is that correct? Ms. Henaghan said that is correct.

Chair Fotopoulos said she does not see any variation about a setback from the property line, the second letter implies that they are too close to the fence. Ms. Henaghan said the garage will be at the 5 foot setback as required by code. Chair Fotopoulos said it is not like they are infringing. Ms. Henaghan said that is correct.

POSITIVE TESTIMONY

Alan Kramer, 961 S. Chatham stated that he lives six houses away from him and is in favor of it; thinks it will be a good thing.

Robert Ellsworth, lives on opposite side of the street and has lived there for many years. Mr. Ellsworth stated that we need to help neighbors; neighbors have to get along; they are a neighborhood, and this property is kept very well.

William Sinibaldi said he didn't have any idea this was happening, and if we were such a good neighborhood they could have let us know.

NEGATIVE TESTIMONY:

None

Mr. Schmitt made a motion to close PZ-File #22-08, seconded by Mr. Ariano. Roll was taken.

Motion passed unanimously.

Consideration of File #PZ-22-08 as described above.

Mr. Schmitt made a motion for approval of the variation as requested with the understanding that they will need a 5 foot setback on the side and with the height as indicated, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

2. **File #PZ-22-09**, consideration of approval of a variation to allow for a 36 foot high accessory structure within the M2 General Manufacturing District. The property is located at 1405 W. Jeffrey Drive, Addison, IL.

P.I.N.: 03-31-206-032

Petitioner: Perfect Pasta, Inc.

This file was advertised in the April 26, 2022 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion to open File #PZ-22-09, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the petitioner is requesting a variation to allow for a 37 foot high storage tank where the maximum height of an accessory structure is 17 feet in height. The Commission saw a similar case to this earlier in the year for another nitrogen tank on another industrial property. The petitioner here states there is insufficient room to place a tank horizontally and a vertically orientation will also help with their operations. The Public Works Department did note that bollards should be placed around the tank to prevent vehicles from damaging it. With that condition, Staff finds that the proposed variation complies with the standard set forth in the Zoning Ordinance and Staff recommends approval of the requested variation again subject to the condition for the protective bollards.

Mr. DeMarco, the petitioner and Demetrius Staveris, architect of Interglobal Design Build Network were present and sworn in. Mr. DeMarco said right now we just purchased a new nitrogen sparrow freezer. They are doing meals for various airlines and with the regular freezer, it was not holding up because they want zero degrees with the new laws.

Chair Fotopoulos asked if the Plan Commission had any questions. Chair Fotopoulos asked if they have any objections of putting the barriers to protect them. Mr. DeMarco said they are already fencing everything in. We already have bids from the contractors. Chair Fotopoulos asked if he was keeping the other location on Fairbanks. Mr. DeMarco said yes. Mr. Cargill asked how far out from the building will the outside of the tank be. Mr. Staveris stated the tank is about 4 feet away from the existing building and it projects 37 feet above the floor. Chair Fotopoulos said that we received a letter from the Forest Preserve. Jennifer Henaghan read the letter into the record from the Forest Preserve District. Mr. Turk asked what the bollards are made of. Mr. DeMarco said they are steel on the outside and concrete inside.

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

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

Mr. Cargill made a motion to close File #PZ-22-09, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-22-09 as described above.

Mr. Cargill made a motion to accept the variation with the bollards, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. Mr. Schmitt asked how much room will be left between the bollards and the property line and is the building next door the one that you own too. Mr DeMarco said yes. Roll call was taken.

Motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

Jennifer Henaghan stated the meeting in June maybe cancelled but not sure as of this date.

VI. ADJOURNMENT

Mr. Schmitt made a motion to adjourn the meeting at 7:37 p.m., seconded by Mr. Ariano.

Motion passed unanimously.

Respectfully submitted,

Georgianne Jakubowski