

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, AUGUST 10, 2022**

The Planning & Zoning Commission meeting of the August 10, 2022 meeting was called to order at 7:00 p.m. by Tim Schmitt.

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

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

Mr. Ariano made a motion to appoint Tim Schmitt to chair the meeting tonight, seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.

**II. CONSIDERATION TO APPROVE THE MINUTES OF THE MAY 11, 2022
P&Z COMMISSION MEETING**

Mr. Cargill made a motion to approve the minutes of the May 11, 2022 meeting, seconded by Mr. Ariano. Chair Schmitt asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. File #PZ-22-10, consideration of approval for a Special Use to allow for an animal hospital within the B3 Service Business District. The property is located at 2055 W. Army Trail Road, Addison, IL.

P.I.N.: 02-25-203-021

Petitioner: NVA Chicago Teaching Hospital Veterinary Management

This file was advertised in the July 25, 2022 issue of the Daily Herald Newspaper.

Mr. Ariano made a motion to open File #PZ-22-10, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Jennifer Henaghan, Village of Addison stated the petitioner is requesting a special use to allow for the operation of an animal hospital. The only issue that came up in the interdepartmental review was from Public Works regarding the animal relief area. They have some recommendations that we forwarded to the petitioner and they responded and explained that they would meet Public Works request with the turf system that was provided within the packet, so that issue has been resolved; otherwise Staff found that the proposed zoning actions comply with the standards set forth in the Zoning Ordinance and Staff recommends approval of the requested special use.

Tyler Manic, Attorney and Brittney Maddox, Operations Director were present and sworn in.

Mr. Manic stated that his client is applying for a special use to operate a veterinary clinic in 3,815 square feet at the commercial multi-tenant building at 2055 W. Army Trail Road. The property is zoned B3 and animal hospitals are allowed in this district as a special use permit. NVA Chicago Teaching Hospital submitted a petitioner's statement which identifies how this application meets special use criteria.

Ms. Maddox gave a slide presentation and showed the proposed layout using the overhead projector.

Ms. Maddox stated they are a national company and operate 56 places in Illinois. They are looking to build a teaching hospital for new graduate veterinarians; young doctors who have recently graduated that can come to the hospital with the explicit of learning more from senior doctors. They would practice at the facility for a year and graduate out to their long term hospital. We believe that having this type of hospital will really allow us to be differentiated an employer of choice for veterinarians across the nation to come to the Chicagoland area. We really wanted to build that central hub in a place near Chicagoland that was easy to access and offered a lot to the people that worked there and living in the area. The goal is to provide a lot of the back end business support. They do a very broad support for operations, making sure they have the right technology, systems and hiring support. Our background support really allows for an investment in our properties and is one of the things that we really sell to the doctors that we are partnering with that they will also operate in really top tier facilities with top tier equipment that they request. We currently already provide a ton of care to shelter, shelter partners and rescue partners who don't have facilities or doctors of their own. The hours of operation will be Monday - Friday 8 am to 5 pm with 10-14 people on staff. We will require no more than 10 parking spaces. We will be using the loading dock to specifically bring in pets. This is a shared loading dock, however it is only shared with one other tenant and there is no tenant right now and it has been vacant for some time. The pet relief area is out the back loading dock. The owner of building has identified several parking spots that we will be turning into that turf area with a high barrier around it and will also be private.

Chair Schmitt asked if the Plan Commission had any questions. Mr. Cargill said the egress to the depressed dock is not showing any stairs to get from the shared loading dock, how are they going to be transporting the dogs down there and how are they going to control the odor. Ms. Maddox said the loading dock has two entrances, one is depressed that semis would go into and the other is level. We will not be using the depressed entrance. None of our animals come in on vehicles big enough for that. Next to the two loading dock entrances there is a door that looks like the prior tenant used it for an employee break area but there is a small door that pops right out. We will actually be using that door to go our newly build pet relief area. We are actually stealing some of the parking spaces that have been granted to us right outside. Ms. Maddox showed the plan on the overhead. Ms. Maddox said right behind the building is where we are going to be building our space for the dogs, so it won't be front and center where all the traffic is it will actually be in the back where all the loading happens. Mr. Cargill said he understood what is being said but I don't understand is how you are going to get there. According to the plan there is no exit out the back of that part of the building and no stairs down to the depressed dock. Are you going to build the depressed dock up to grade? Ms. Maddox said there is actually two docks, one is depressed and one is at grade. We will not be filling the depressed dock and we don't need stairs because one of the doors opens to grade. Mr. Cargill said he is concerned about the smell. Ms. Maddox said the turfing system that their engineers have recommended should take away a lot of that in of itself, because the animal feces won't be sitting there. We do use professional cleaners and system to spray the chemicals that will eat away the smell and it goes. We use this in all of our facilities. Chair Schmitt said when you said it was a teaching facility, will this then serve your other facilities. Not all of your facilities are teaching hospitals. Ms. Maddox said they are not. All of the other facilities are normal veterinary facilities where the doctors have been practicing for some time. The way the industry has moved the doctors are much younger now or we are more accepting of new graduates, where before we were primarily hiring experiencing grads. Because of this

and wanting to hire new graduates we said how do we hire new graduates and build their skills very quickly. The goal would be that our medical director here is who is permanently located here takes in new graduates for a year at a time, teaches them quickly in a very concentrated way and then graduate out into another hospital. Chair Schmitt asked if this facility be boarding any animals overnight. Ms. Maddox said no. Mr. Cargill said how you avoid that if you have animals that are required to stay over. Ms. Maddox said only about 50% of the hospital's board overnight. If they require overnight stay we will transfer them to another facility or emergency facility. Mr. Turk said there wouldn't be any overnight unless it was necessary, will there be people there as well? Ms. Maddox said no overnight animals, should they need overnight care we would actually transfer those animals to an emergency facility that is staffed 24 hours, but we are not planning to do that at this facility.

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

Chair Schmitt asked for positive and negative testimony. There were none.

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

Motion passed unanimously.

Consideration of File #PZ-22-10 as described above.

Mr. Ariano made a motion to approve File #PZ-22-10, seconded by Mr. Turk. Chair Schmitt asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

2. File #PZ-22-11, consideration of a variation to exceed the maximum allowable 30% rear yard lot coverage within the R2 Single Family Residential District. The property is located at 120 E. Natoma, Addison, IL.

P.I.N.: 03-28-217-015

Petitioner: Ramon Frausto

This file was advertised in the July 25, 2022 issue of the Daily Herald Newspaper.

Mr. Ariano made a motion to open File #PZ-22-11, seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.

Jennifer Henaghan, Village of Addison stated the petitioner is requesting a variation to exceed the maximum allowable rear yard coverage. They are proposing a garage and apron as well as a parking slab that would give a proposed rear yard coverage of 72% where 30% is the maximum. This property is located on a public alley and has no driveway that goes out to the street on Natoma. It is a very similar to a case where the Village granted a variation in 2019 to the property at 128 E. Natoma and in that case they were allowed 70% rear yard lot coverage. The petitioner in this case wishes to be able to park more than two cars on the property. If the variations are granted, the petitioner has stated he will mitigate the additional lot coverage in the rear yard by removing the existing shed and gravel area that is currently south of the proposed garage and slab. Staff finds that the proposed variations comply with the standards set forth in the Zoning Ordinance and therefore Staff recommends approval of the requested variations.

The petitioner was present and sworn in. Chair Schmitt asked if there was anything that he wanted to add. Mr. Frausto said no, however he stated when there are big storms all the water accumulates in the backyard and leads to flooding with time has made the wood rot on the shed. This is why we are looking to build a garage and remove the

shed, turn it back into green space and build a concrete slab right next to the garage with the same specifications. Chair Schmitt asked if the Plan Commission had any questions. There were none.

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

Chair Schmitt asked for positive and negative testimony. There were none.

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

Motion passed unanimously.

Consideration of File #PZ-22-11 as described above.

Mr. Cargill said they really are limited to access by the alley, so he is in favor. Mr. Frausto said street parking is not possible because there is a fire hydrant really close to the house and especially during the winter months we have seen a couple of tire tracks on our front yard.

Mr. Cargill made a motion to accept the consideration of PZ-22-11 to make that modification to the backyard coverage, seconded by Mr. Ariano. Chair Schmitt asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

3. File #PZ-22-12, consideration of approval of a variation to allow a roofed-over front porch to encroach within the front yard setback within the R2 Single Family Residence District. The property is located at 420 S. Ardmore Avenue, Addison, IL.

P.I.N.: 03-33-204-014

Petitioner: Dominick Corona III

This file was advertised in the July 25, 2022 issue of the Daily Herald Newspaper.

Mr. Ariano made a motion to open the File #PZ-22-12, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Jennifer Henaghan, Village of Addison stated the petitioner is requesting a variation to allow for the placement of a roof over front porch within the front yard setback. The front of the residence is nearly 31 feet from the property line which meets the Village's setback requirements. The front porch over the existing stoop would encroach into the front yard setback by 2 feet, 9 inches. The Zoning Ordinance does permit awnings and unsupported canopies to encroach into the front yard as much as 2 ½ feet which is only 3 inches less than the proposed improvements. The staff report contains the diagram showing approximately how that would lay out on the property. Staff finds that the proposed variation complies with the standards set forth in the Zoning Ordinance. Therefore, Staff recommends approval of the requested variation.

The petitioner was present and sworn in. Mr. Corona said these are tentative plans, we are still working on the permit drawings. Mr. Corona said it was brought to his attention all the regulations on the dimensions that he is allowed however he shows that he would like to put this porch on the front to cover the step. The front stoop is 4 foot from the building foundation forward. If going that far is not allowed, are we approved to put the roof on as shown on plan? There will be support legs or two columns.

Chair Schmitt asked if the Plan Commission had any questions. Chair Schmitt said it is going to add something to it

and will be safer.

Attorney Freeman asked based on the petitioners testimony. The staff report talks about a front stoop extending 3 feet 4 inches from the front of the house but I thought the petitioner just testified with regard to a front porch being 4 foot from the front of the house. I'm just concerned if this is approved without any specific numbers that we might get something that is more than 3 feet 4 inches. Ms. Heneghan said this is question for the petitioner as the submitted plans show the porch at 3 feet 4 inches from the house. Attorney Freeman said to the petitioner, the plans that you submitted to Staff that they are recommending is that this front porch would extend 3 feet 4 inches in from the front to the house. That is the plan that you submitted and that Staff is recommending and would vote upon. Mr. Corona said the cement step is 4 foot which isn't dimensionally shown. If you look on the elevation you can see the step. The architect brought to my attention of the allowable space to come forward and provide a cover. If we are allowed to go the full dimension of the concrete step, I would be submitting full permit drawings showing all dimensions required. Attorney Freeman said to be clear are you asking then for the 3 feet 4 inches or something different. Mr. Corona said it is something different. I would like to see if I could go 4 foot. Chair Schmitt said can we state that it can be 4 feet plus or minus 6 inches not to exceed 2 inches past the existing stoop. So, if it isn't exactly 4 inches he has a little leeway. Ms. Heneghan said we can make that as a condition. Mr. Cargill said looking at the elevation it looks like the new roof over the entrance way doesn't extend as far out as the cement stoop, if that is the case are you planning to gutter across that. Mr. Corona said there will be a gutter across that and a downspout. Chair Schmitt said do you know that the stoop is 4 feet. Mr. Corona said yes he does.

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

Chair Schmitt asked for positive and negative testimony. There were none.

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

Motion passed unanimously.

Consideration of File #PZ-22-12 as described above.

Chair Schmitt stated that he has no problem at all going 4 foot 2 or 4 foot 4 to cover the stoop, if we just limit it to that, I think it makes sense and is going to improve the look of the house and make it safer coming and going.

Mr. Ariano made a motion to approve File #PZ-22-12 with a proposed front porch over the existing stoop that would extend no more than 4 feet 4 inches from the front of the house, seconded by Mr. Cargill. Chair Schmitt asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

4. File #PZ-22-13, consideration of approval of text amendments to establish regulations for outdoor seating areas.

Petitioner: Village of Addison

This file was advertised in the July 25, 2022 issue of the Daily Herald Newspaper.

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

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the Village is requesting text amendments to establish regulations for outdoor seating areas that we do not currently have. The Zoning Ordinance allows open eating areas as special uses within the B2 and B3 Districts, but there are not associated standards with those. Staff is recommending that we add language to the Zoning Ordinance to make outdoor seating areas permitted for all permitted restaurants and also

establish standards for location, appearance and safety. We also added something for those establishments that hold liquor licenses ensuring that those areas are completely enclosed with is something that the Planning & Zoning Commission has required in the past when they refused these sorts of requests for special uses. Staff recommends approval of these amendments. Attorney Freeman asked is Ms. Henaghan could speak about subsection E with regard to approval because that is changing the procedure so this Commission understands what is going to happen with regard to these requests in the future. Ms. Henaghan said yes this would be different. While the outdoor eating areas would be permitted they would first need to be reviewed and approved by the Village Board the first year that they want to be in operation to make sure the at the Village Board is ok with whatever it is that they are proposing then in subsequent years if they are using the same plan then Community Development can just approve that without it needing to go back before the Village Board. Attorney Freeman said the intent of this is that the same restaurant doesn't have to come back before Plan Commission and Village Board year after year after year with the exact same request for the exact same outdoor seating area.

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

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

Chair Schmitt asked for positive and negative testimony. There were none.

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

Motion passed unanimously.

Consideration of File #PZ-22-13 as described above.

Mr. Ariano made a motion to approve PZ-22-13, seconded by Mr. Turk. Chair Schmitt asked if there was any discussion. There were none. Roll call was taken.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION - None

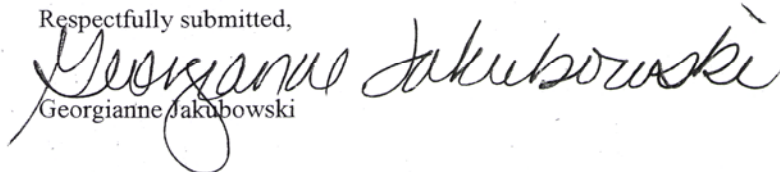
V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN - None

VI. ADJOURNMENT

Mr. Cargill made a motion to adjourn the meeting at 7:55 p.m., seconded by Mr. Ariano.

Motion passed unanimously.

Respectfully submitted,


Georgianne Jakubowski

PLEASE SIGN IN

[illegible]