

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

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

Present: Ariano, Cargill, Fotopoulos, McComb, Medina, Schmitt, Turk  
Absent: None  
Also Present: Jennifer Henaghan and Mike Crandall, Village of Addison and Village Attorney Dave Freeman

PUBLIC HEARING

**I. CALL TO ORDER – ROLL CALL**

**II. CONSIDERATION TO APPROVE THE MINUTES OF THE SEPTEMBER 14, 2022 P&Z COMMISSION MEETING**

Mr. Medina made a motion to approve the minutes of the September 14, 2022 meeting, seconded by Mr. Turk. 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-22-15, consideration of approval for annexation agreement, annexation to the Village of Addison; and a planned unit development with variations and exceptions. The property is located at 19W701 and 19W781 Army Trail Boulevard, Addison, IL.

P.I.N.: 03-29-110-014 and 015

Petitioner: Calvary United Pentecostal Church

This file was advertised in the October 24, 2022 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-22-15, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the Calvary United Church property is proposing to annex both of their properties which contain two parcels, one has a single family residence and one has the church structure on it as well as the parking lot. They are looking to annex both of those and get approvals to do a building addition and some additional parking. The proposed development is compatible with both the Comprehensive Plan and the surrounding land uses. Their proposal includes a plat of resubdivision that will combine the two existing parcels into a single lot

of record. The proposed lot meets the specifications for the R1 District, granting a Planned Development would allow the church to be on the same parcel as the residence. One variation would be needed for the existing pavilion structure which exceeds the maximum 700 square feet that is allowed for accessory structures, otherwise no setback relief is requested for either the existing buildings or the proposed addition. The church is proposing parking that meets our requirements. The existing free standing sign meets the requirements for institutional signs, however, the proposed wall sign is approximately 80 square feet. Wall signs are not normally permitted in a residential district but in the past the Village has tended to allow 32 square feet for institutional signs, so this proposed sign would require a variation for the wall sign area.

There are a few notes from the Building Division that both the addition and existing building will need to have fire sprinklers installed and the proposed platform may need to be accessible. The west wall of the addition may need to be fire rated and the main entrance will need to accommodate at least half of the total occupants. All of those issues should be addressed through the building permit process and there is some additional comments from engineering that were included in the Staff report. Staff finds the proposed actions comply with the standards set forth in the Zoning Ordinance and therefore Staff recommends approval of the requested relief.

Ms. Jessica Lies, architect for the project was present and sworn in. Ms. Lies stated that the church is looking to expand and provide additional service to their growing community and so we are looking to do an addition to the existing building and the residents that is part of the Planned Development or would be is owned by the church, occupied by the church and their family. It would not be rented out at any time and not sold individually.

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

Chair Fotopoulos asked Ms. Henaghan, do you want the sign variation to be part of this motion. Ms. Henaghan said yes. Attorney Freeman asked Ms. Henaghan, do you want as part of the motion both the wall sign and the pavilion structure. Ms. Henaghan said yes, those would be the two variations. Attorney Freeman said those are the only two though that you would need? Ms. Henaghan said that is correct.

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

Chair Fotopoulos asked for positive and negative testimony.

**Positive Testimony:**

Brian Labet, Pastor of the Church stated that Calvary has been part of the community in Addison. The building was built in 1983, but the church was established in Chicago in 1955. We are a growing church and we would like to expand our worship center. I feel like the church is very positive in our community. It is bringing people into our community as well from outside.

**Negative Testimony:**

None

Mr. Schmitt made motion to close File #PZ-22-15, seconded by Mr. Medina. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-22-15 as described above.

Mr. Cargill made a motion for a positive recommendation to accept the annexation as proposed with the variation wall sign and the existing pavilion structure, seconded by Mr. Ariano. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

2. File #PZ-22-16, consideration of approval of a variation to allow a 33-foot wide driveway within the R2 Single Family Residence District. The property is located at 721 N. 6<sup>th</sup> Avenue, Addison, IL.

P.I.N.: 03-20-305-036

Petitioner: Julie Ruffalo

This file was advertised in the October 24, 2022 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion to open File #PZ-22-16, seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the petitioner is requesting a variation to expand their existing driveway to be 33 feet wide at the front property line where a maximum of 24 feet is allowed. As part of the interdepartmental review on this case, Engineering noted that the existing driveway is already roughly 170 square feet larger than is allowed by code. Several departments also noted that it is unclear how a further expansion of the driveway would improve safety on the property since there is already room for five vehicles to park in front of the garage on the private property. When varying the Zoning Ordinance there must be determination that there are practical difficulties or particular hardships in complying with the code. There are three conditions noted in the Staff report as well as five facts that need to be established by the evidence in this case.

The hardship that is presented in this case is of personal nature and does not appear to be related to the property, which is typical of single family properties throughout the Village. As such, staff finds the proposed variation does not comply with the standard set forth in the Zoning Ordinance and Staff recommends denial of the requested variation.

Mr. Mike Cappizzano, 11345 Rugeley, Addison, IL was present and sworn in.

Mr. Cappizzano passed out a drawing and call sheet of ambulance calls to the Board. Mr. Cappizzano said the undue hardship that they are looking at although this is a large driveway which does accommodate five vehicles in which they do have. When the emergency response vehicles come to the house, they have to bring Ms. Ruffalo onto the grass to get her into the ambulance. Mr. Cappizzano said they are going to purchase a potential vehicle with regards to zoning. Currently they do not have a ramp accessible vehicle. Without this variance, Ms. Ruffalo will not be able to provide and get this vehicle for which she needs. The Ruffalo's purchased this home to be close to family which are her support system. This will be the last variance that they will be able to acquire to get in and out onto the driveway to the street.

Chair Fotopoulos asked if the Plan Commission had any questions.

Chair Fotopoulos said why are there five cars parked on the driveway? Mr. Cappizzano said there is a work vehicle and each one of their family members have a vehicle. Chair Fotopoulos said the support system also lives in the house? Mr. Cappizzano said no, their sons live in the house. The support systems live in Addison. Chair Fotopoulos said you have two sons and a work vehicle, and it's a three car garage? Mr. Cappizzano said the garage is primarily used for storage. Chair Fotopoulos said the vehicles are parked outside? Mr. Cappizzano said yes. Chair Fotopoulos accounts for three, so where is the other two? Mr. Cappizzano said your work car, regular car, the two boy's cars and one more vehicle. Chair Fotopoulos said the paramedics do not pull on the driveway, they always stay on the street. That is their procedure. Chair Fotopoulos asked Mr. Medina if that was correct? Mr. Medina said that is correct, they would park on the street.

Ms. Julie Ruffalo, petitioner was present and sworn in. Ms. Ruffalo said anytime that they the ambulance comes they have come onto the driveway. I fall often and anytime they come to the house they have gone on the driveway and not on the street. The street is very narrow. Chair Fotopoulos said they have to take you on the lawn because your work vehicle is blocking them. Ms. Ruffalo said yes. Mr. Cargill said you have two sons that live you and they each have a car and that is part of the problem with all of the cars are in the way. Ms. Ruffalo said yes. Mr. Cargill said you have a three car garage that you use for storage. If I'm not mistaken, work vehicles are not supposed to be parked in front of the building line. Mr. Schmitt said if you have three cars in front of the garage, I don't see how widening it is going to help the ambulance. you are still going to have the same space beyond the cars. Ms. Ruffalo said it is bottlenecked. Mr. Schmitt said it is bottlenecked maybe for cars coming and going but I don't see why it makes a difference to an ambulance.

Chair Fotopoulos asked Mike Crandall, Village of Addison what is the ordinance about having a work vehicle on your driveway. Mr. Crandall said I don't know, but I know there is a limit on plate itself but I'm not sure if it's just a work vehicle. Mr. Cargill said is there a limitation to the number of automobiles that can be registered from one address. Chair Fotopoulos said no. Chair Fotopoulos asked Mr. Medina why the paramedics would go to a door instead of staying on the street. Mr. Medina said I'm not sure. Ms. Ruffalo said she has been taken through the garage and the front door. Chair Fotopoulos said when they take you, is the ambulance on the street or driveway. Ms. Ruffalo said on the driveway at times and also on the street. Chair Fotopoulos said would widening your sidewalks be a positive thing for you. Ms. Ruffalo said they have talked about that as well, going into the back. The sidewalks are so thin, I am driving on the sides, some of the wheels are on the sidewalk and some are not. Ms. Ruffalo said we are not looking for a variance for the sidewalks but for the driveway. Mr. Turk said was this 12 inch wide sidewalk part of your request or is that an alternative? Ms. Ruffalo said they are just replacing the sidewalks. Mr. Cargill said just to clarify, if you are going to get this van, if you pull the van up in front of the third garage door, the furthest one over, you would have plenty of space to get the door open and the ramp would come down and you can drive out. Ms. Ruffalo said she would be blocked in, there is another car that sits in there. Mr. Cargill said that is not what I asked, but if there were no cars parked in your way, that would be logically thing for me would to back up there, open the door towards the house, put the ramp down and drive right up to the sidewalk, yes or no? Mr. Cargill said you have plenty of room.

Mr. Alberto Ruffalo, petitioner was present and sworn in. Mr. Ruffalo said when the cars are in the driveway you can't back that car into the third stall, because there is a big wedge there. If you have other cars in the driveway, you have to move all the cars around. Mr. Cargill said normally there is five cars in the driveway. Ms. Ruffalo said yes. Mr. Crandall said the way the Zoning Ordinance is written is that you have to provide your off-street parking either inside the garage or behind the building. The driveway is just merely access to provide to your off-street parking space. In this particular case, there is a lot of vehicles there but at the same time the garage isn't being used what it is designed for. It is being used for storage.

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

Chair Fotopoulos asked for positive and negative testimony.

**Positive Testimony:**

Mr. Cappizzano said the driveway is already expanded, this is only at the apron, so they are not looking to expand the rest of the driveway. It is only the south section of the apron itself.

**Negative Testimony:**

None

Mr. Schmitt made a motion to close File #PZ-22-16, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-22-16 as described above.

Mr. Schmitt said he thinks they are creating the worst condition by just having all the cars and parking the way that you are. I think you are creating the hardship more so than is necessary. Chair Fotopoulos said you asking us to change the zoning, and that would make a precedence in the community for our houses and the houses around you, yet you don't make any concessions on cleaning out a garage or moving a motorcycle. I can't believe that and when an ambulance is called there is five cars on the driveway and no one is home.

Mr. Schmitt made a motion to deny the requested zoning variance and to include recommendations from Staff on Page 2 of the Staff Report which are listed as follows, seconded by Mr. Ariano.

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved, would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
5. That the proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Chair Fotopoulos asked if there was any more discussion. Roll call was taken.

Motion passed unanimously.

3. File #PZ-22-18, consideration of approval of a variation to exceed the maximum 30% rear yard coverage for a parking pad in the R2 Single Family Residence District. The property is located at 112 E. Natoma, Addison, IL.

P.I.N.: 03-28-217-013

Petitioner: Abel Esteban

This file was advertised in the October 24, 2022 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion to open File #PZ-22-18, seconded by Mr. Medina. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the petitioner has submitted a building permit to improve the existing gravel parking pad with a hard surface. Parking on a hard surface is required by the Village Code, however

in this case they would need a variation to exceed the maximum 30% of rear yard lot coverage. The property is located on a public alley and has no driveway. The rear yard lot coverage requirements do not really allow for properties that take access off an alley and applying the 30% restriction would only allow them 450 square feet. They currently have 1,032 square feet covered, approximately 69%. Recently, the Planning and Zoning Commission has approved variations for nearby properties close to the subject property which are very similar and in this case they also want to be able to park more than two cars on the property, and unlike most properties within the Village, they do not have a driveway available to park on the subject property. Staff finds that the proposed variation complies with the standard set forth in the Zoning Ordinance and therefore Staff recommends approval of the requested variation.

Mr. Esteban, petitioner was present and only speaks Spanish.

Chair Fotopoulos asked Ms. Henaghan if we are all good with this. Ms. Henaghan said yes. Chair Fotopoulos said if you ever driven down that street we don't have too many alleys in town, but Mr. Esteban does have an alley. If you go behind the Dunkin Donuts that is an alley, and all of Natoma on that block has no driveways.

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

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-22-18, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

#### Consideration of File #PZ-22-18 as described above.

Mr. Medina made a motion to approve the variation as presented, seconded by Mr. Ariano. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

4. **File #PZ-22-19**, consideration of approval of a variation to reduce the front yard setback to one (1) foot in the B2 Community Business District. The property is located at 1 Friendship Plaza, Addison, IL.

P.I.N.: 03-28-101-012

Petitioner: Village of Addison

This file was advertised in the October 24, 2022 issue of the Daily Herald Newspaper.

Mr. Medina made a motion to open File #PZ-22-19, seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the Village is proposing a storage garage addition to the rear of the property along Army Trail Road. This would require a variation to reduce the setback from 10 feet to 1 foot. The Addison Government Center is a unique property in the Village. It is an island surrounded by three streets and has three separate governmental uses on it. The impact of the requested variation would be minimal as there is already an existing trash enclosure that encroaches into the right-of-way, so that is closer to the street than the proposed addition would be. Staff finds that the proposed variation meets the standards set forth in the Zoning Ordinance and Staff therefore recommends approval of the requested variation.

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

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-22-19, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-22-19 as described above.

Mr. Schmitt made a motion for a favorable approval of the zoning variance request for File #PZ-22-19, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

#### IV. AUDIENCE PARTICIPATION

None

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

The Planning & Zoning Commission will have a December 14, 2022 meeting.

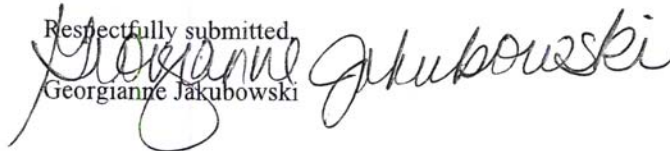
#### VI. ADJOURNMENT

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

Motion passed unanimously.

Respectfully submitted,

Georgianne Jakubowski





PLEASE SIGN IN

[illegible]