

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, DECEMBER 14, 2022**

The Planning & Zoning Commission meeting of the December 14, 2022 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, McComb, Medina
Absent: Schmitt, Turk
Also Present: Michael Crandall, Village of Addison and Village Attorney Patrick Miner

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE NOVEMBER 9, 2022 P&Z COMMISSION MEETING

Mr. Medina made a motion to approve the minutes of the November 9, 2022 meeting, 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-22-20**, consideration requesting approval of a variation to replace an existing fence that is forward of the principal building in the R3A Single Family Residence District. The property is located at 1500 W. Squire Lane, Addison, IL.

P.I.N.: 03-18-409-001

Petitioner: Iran Samayoa

This file was advertised in the November 29, 2022 issue of the Daily Herald Newspaper.

Mr. Medina made a motion to open File #PZ-22-20, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Mr. Mike Crandall, Village of Addison stated the petitioner is requesting approval of a variation to replace an existing fence that is forward of the principal building. The subject property is a corner lot that is developed with split-level home that was constructed in 1987. The Comprehensive Plan recommends that the subject property be developed with neighborhood residential land uses (primarily detached and attached single family homes).

The Village does not have any records of a permit being issued for the fence, but it appears to have been in place since approximately 1998. The fence follows the 30-foot setback line, but the house is angled away from the property line so that the fence is closer to the street than the rear of the home. If the fence followed the angle of the home, they basically wouldn't have a rear yard, it would cut into the entire rear yard and would have to remove their existing deck that is located in the back. Staff finds that the proposed variation complies with the standards set forth

in the Zoning Ordinance and, therefore, staff recommends approval of the requested variation.

The petitioner was present and sworn in. The petitioner stated that he just wants to replace the fence that is existing and that he is not changing anything.

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 were none.

Mr. Cargill made a motion to close File #PZ-22-20, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

* Consideration of File #PZ-22-20 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.

2. **File #PZ-22-21**, consideration requesting approval of a variation to reduce the rear yard setback from 30 feet to 28 feet in the R3A Single Family Residence District. The property is located at 1440 W. Royal Drive, Addison, IL.

P.I.N.: 03-18-405-028

Petitioner: Anthony Divizio

This file was advertised in the November 29, 2022 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-22-21, seconded by Mr. Medina. Roll call was taken.

Motion passed unanimously.

Mr. Mike Crandall, Village of Addison stated the petitioner is requesting approval of a variation to reduce the rear yard setback from 30 feet to 28 feet to allow for the construction of an addition in the rear yard.

The subject property is developed with two-story home that was constructed in 1983. The Comprehensive Plan recommends that the subject property be developed with neighborhood residential land uses and surrounding properties are also zoned R3A Single Family Resident District and are also developed as single family homes. This is a fairly simple case, the lot depth on the east side of the lot is only 112 feet which is less than the actual R3 Districts minimum required of a 120 feet. If the lot development met the minimum requirement, no variation would be necessary. Staff finds the proposed variation complies with the standards set forth in the Zoning Ordinance, and, therefore, recommends approval of the requested variation.

The petitioner was present and sworn in. Mr. Divizio represents the homeowner Kheneim Sakleh. The petitioner stated that they are trying to make it parallel with the house, because the rear yard is not parallel and need the setback on the left but not on the right.

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 were none.

Mr. Medina made a motion to close File #PZ-22-21, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-22-21 as described above.

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

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION

None

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

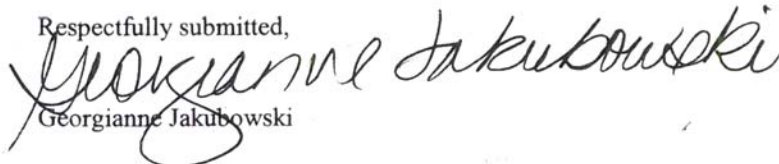
None

VI. ADJOURNMENT

Mr. Cargill made a motion to adjourn the meeting at 7:15 p.m., seconded by Mr. McComb.

Motion passed unanimously.

Respectfully submitted,



Georgianne Jakubowski

