

MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, MARCH 8, 2023

The Planning & Zoning Commission meeting of the March 8, 2023 meeting was called to order at 7:00 p.m. by Tim Schmitt.

Present: Ariano, Cargill, McComb, Medina, Schmitt, Turk
Absent: Fotopoulos
Also Present: Michael Crandall and Jennifer Henaghan, Village of Addison and Village Attorney Freeman

Mr. Cargill made a motion to appoint Tim Schmitt as Vice-Chair for tonight's meeting, seconded by Mr. Medina. Roll call was taken.

Motion passed unanimously.

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE FEBRUARY 8, 2023 PLANING & ZONING COMMISSION MEETING

Mr. Medina made a motion to approve the minutes of the February 8, 2023 meeting, seconded by Mr. Turk. Vice-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-23-02**, consideration regarding approval of a Plat of Resubdivision. The property is located at 275 N. Haddon Place and 1127 W. Compton Pt. Road, Addison, IL.

P.I.N.: 03-29-101-001, -012

Petitioner: Pasquale Palladino

Mr. Cargill made a motion to open File #PZ-23-02, seconded by Mr. Medina. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the owner of the subject property is asking for permission to do a resubdivision to adjust the lot line between the two properties, both of the lots will meet the Code requirements for the R2 District. There were some notes in the memo from Engineering and those comments have been provided to the surveyor and they have submitted a revised survey that meets the Engineering requirements now, so that issue has

been addressed. Staff is recommending approval of the requested resubdivision.

Village Attorney Freeman asked are both properties owned by the same individual or are they owned by different people. Ms. Henaghan said they are both owned by the same individual.

The petitioner, was present and sworn in.

Mr. Palladino stated that this property is in the Friars Cove Subdivision. It was a vacant lot back in the day. My family and I built houses in 1987 and 1989 and the yards are very small.

Vice-Chair Schmitt asked if the Plan Commission had any questions.

Mr. Cargill asked about the drawing that was submitted, shows the property was in place, but I don't see four walls, how close is that to the easement? Mr. Palladino said its part of the setback requirement. Mr. Cargill said you are not asking for anything different. Mr. Palladino said no, his house takes up most of the frontage, and the other house takes up most of the front yard.

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

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

Mr. Cargill made a motion to close File #PZ-23-02, seconded by Mr. Medina. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-23-02 as described above.

Mr. Medina made a motion for a positive recommendation for File #PZ-23-02, seconded by Mr. Cargill. Vice-Chair Schmitt asked if there was any questions. There were none. Roll call was taken.

Motion passed unanimously.

2. **File #PZ-23-03**, consideration of approval of an Annexation Agreement, Annexation and Plat of Resubdivision. The property is located at 4N380 Maple Avenue, Addison, IL

P.I.N.: 03-22-302-010, -011

Petitioner: Zachary Konan

This file was advertised in the February 20, 2023 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File PZ#-23-03, seconded by Mr. Medina. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the petitioner owns two lots at the southwest corner of Maple and Byron, it is an unincorporated lot. They are looking to annex the property, combine the two into one single family lot for redevelopment of the existing home with a new structure. There are a few items that came up in the review process that will need to be addressed as part of the building permit process, providing that those are met and staff recommends approval subject to conditions that we normally place on properties that are being annexed, that being the home be at least 2,500 square feet and that all street facing elevations have at least 50% masonry.

The petitioner and his architect were present and sworn in.

Mr. Marco Sanroman architect stated the property is approximately 0.39 acre and it has an existing two-story frame house which is roughly 1,710 square feet. Mr. Konan wants to demolish the house and build a new house. The new house will be approximately 3,240 square feet, two-story and will be framed. The first floor will have your typical kitchen, living room, dining room, family room and an office. The second floor will have three bedrooms and a master bedroom. The front lot which is the east will be brick and stone with a 100%. The north side which is facing Maple will have siding, brick and stone. The rear side will be siding and on the south side will be siding and stone.

Vice-Chair Schmitt asked if the Plan Commission had any questions.

Mr. Cargill asked Ms. Henaghan three seems to be a mother-in-laws apartment on the first floor that says office but is has its own private bath with a walk-in closet, would it make any difference if it would say bedroom or office, is it in the Code? Ms. Henaghan said yes the size is well above of what would be required for the minimum for a bedroom so that would be fine.

Vice-Chair Schmitt asked if the audience had any questions.

Tom Strezeky, 4N368 Maple, lives next door and wants to know if he is building on two lots or on a single lot. Mr. Sanroman said they are combining the two lots into one lot. We will use both lots. Vice-Chair Schmitt said the house is set up to face Maple Street and the driveway will be on Maple.

Vice-Chair Schmitt asked for positive and negative testimony. There was none.

Mr. Ariano made a motion to close File #PZ-23-03, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-22-03 as described above.

Mr. McComb made a motion for a positive recommendation for File #PZ-23-03, seconded by Mr. Medina. Vice-Chair Schmitt 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 7:20 p.m., seconded by Mr. Medina.

Motion passed unanimously.

Respectfully submitted,

Georgianne Jakubowski

