

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, MARCH 13, 2024**

The Planning & Zoning Commission meeting of the March 13, 2024 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, Schmitt
Absent: McComb, Turk
Also Present: Mike Crandall, Village of Addison and Village Attorney Pat Miner

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE DECEMBER 13, 2023 PLANNING & ZONING COMMISSION MEETING

Mr. Cargill made a motion to approve the minutes from the December 13, 2023 meeting, seconded by Mr. Ariano. 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-24-01**, consideration regarding approval of annexation, a plat of resubdivision and a pre-annexation agreement between the Village of Addison and the owner of the single family residential properties at 4N394 Ninth Avenue. The property is located at 4N394 Ninth Avenue, Addison, IL 60101.

P.I.N.: 03-20-301-010, 03-20-301-011

Petitioner: Yogeshkumar Pandya

This file was published in the February 26, 2024 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion open File #PZ-24-01, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Mike Crandall of the Village of Addison stated the property owner wishes to annex so that they can construct a new single-family residence and connect to VOA utilities. This would require approval of a pre-annexation agreement, annexation, rezoning to the R2 Single-Family Residence District, and a Plat of Resubdivision to combine the two lots into one. The proposed home will comply with all requirements of the R2 District. There are no variations and the property is located at the southwest corner of Byron and 9th Avenue. The subject property consists of two lots that were subdivided in 1925.

At one time there was a home on the property, but that was demolished prior to 1987. The property has been undeveloped since that time.

The Comprehensive Plan recommends that the subject property be developed with neighborhood residential land uses (primarily attached and detached single-family homes).

Staff recommends that the property be rezoned to the R2 Single-Family District to be consistent with the surrounding zoning.

Staff finds that the proposed actions comply with the standards set forth in the Zoning Ordinance and, therefore, staff recommends approval of the requested actions, subject to the following condition:

1. Any new home built on the subject property shall be at least 2,500 square feet in area.
2. The proposed "MAA REVA CONSOLIDATION PLAT" shall be revised to include a 10-foot public utility and drainage easement along the west property line and a 5-foot public utility and drainage easement along the south property line.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Cargill asked is the lower elevation around the house on the colored drawings look like it is solid material, whereas the renderings in the other drawings show a stone, what does the owner intend to do?

Mr. Patel, was present and sworn in. Mr. Patel said they are going with the color rendering. Mr. Crandall asked what material is it. Mr. Patel said it is more of a smoother stone.

Mr. Patel said this is a primary residence for the owner, he is a Hindu Priest and serves all the Midwest.

Chair Fotopoulos asked if the audience had any questions. Mr. Joseph Dattolo, 4N350 9th Avenue said if he is a priest, you aren't going to have services in the house. Is it going to be used as a single family home? Mr. Patel said yes, just a residential home.

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

Mr. Cargill made a motion to close File #PZ-24-01, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-24-01 as described above.

Mr. Schmitt made a motion for File #PZ-24-01 to recommend approval with the stated recommendations from Staff. 1. Any new home built on the subject property shall be at least 2,500 square feet in area, and 2. The proposed "MAA REVA CONSOLIDATION PLAT" shall be revised to include a 10-foot public utility and drainage easement along the west property line and a 5-foot public utility and drainage easement along the south property line, 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 – Discussion was held regarding past application submitted to the Plan Commission.

VI. ADJOURNMENT

Mr. Ariano made a motion to adjourn the meeting at 7:25 p.m., seconded by Mr. Schmitt.

Motion passed unanimously.

Respectfully submitted,

Georgianne Jakubowski