

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, SEPTEMBER 18, 2024**

The Planning & Zoning Commission meeting of the September 18, 2024 meeting was called to order at 5:30 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, McComb, Schmitt, Turk
Absent: None
Also Present: Mike Crandall and Consuelo Arguilles, Village of Addison, Village Attorney Freeman and Dan Medina, Addison Fire Protection District

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

**II. CONSIDERATION TO APPROVE THE MINUTES OF THE AUGUST 14, 2024
PLANNING & ZONING COMMISSION MEETING**

Mr. Cargill made a motion to approve the minutes from the August 14, 2024 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-24-15**, consideration of a Plat of Re-subdivision and variations from the Zoning Ordinance to allow for the construction of a building addition and site re-design. The property is located at 1501 W. Lake Street, Addison, IL 60101.

P.I.N.: 03-19-201-026 and 03-19-201-028

Petitioner: Stan Razny (Razny Jewelers)

This file was advertised in the September 3, 2024 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion to open File #PZ-24-15, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Mike Crandall, Village of Addison stated last year Razny's made a request as they were going to be remodeling the inside of their building and placing an addition on it. The request last year was that they were going to provide there parking through a lease agreement; also provide a trash enclosure. Since then things have changed, Razny's has been in talks with Marcus Theater to acquire approximately one ace to the south of this property, which now is currently

under contract. In addition to that, with this acquisition of the property they would be converting that one acre of property to a very nice landscape parking area. They no longer need to worry about an off-site trash enclosure or leasing property from Marcus, they would have it on their own. As a result of doing this, they would have two lots, one is the current lot that they have now and the second lot would be the one that they would be acquiring, that would require a Plat of Resubdivision or consolidation of the two lots into one which is one of the reasons why they are here for that. The second thing is requesting a parking variation based on the expansion to the building, it is approximately just over 9500 square feet of building addition. It is all on one story. They would be expanding the building to the north, part of the building to the west and a little bit to the south of the property. This is a property that is developed with single story retail buildings, it was constructed in 1997. The Comprehensive Plan recommends that the subject property be developed with mixed-use/multi-use land uses (primarily a mix of residential, retail, office, and institutional uses arranged in a compact and pedestrian-friendly development pattern). The adjacent properties are zoned B3 Service Business District and the properties across the street are zoned B2 Community Business District, all of which are developed as various commercial uses. The request was sent to Community Development, the plans were routed to various members of our department as well as the Fire District. After review there really weren't any significant comments that were concerning and one of the things if approved tonight would have to go to the Village Board for approval and with that we would tie into an Appearance Review process and any sign variations that may be requested as part of that approval. Our Engineering Department had no issues, the existing area is all parking lot right now impervious so there is no drainage issues at this time. Fire District has reviewed this as well and are happy with the site plan. The current building already has a fire sprinkler system and with the addition that would also be retrofitted to also have a fire sprinkler system. Staff finds that the proposed variations comply with the standards set forth in the Zoning Ordinance and therefore we do recommend approval of the requested actions.

Mr. Steve Kudwa, architect was present and sworn in. Mr. Kudwa showed the plans on the overhead. Mr. Kudwa stated the original request was heard by the Commission on September 13, 2023 and at that point Mr. Razny was looking to expand the building and there was a need for an additional parking. There were originally four variance requests but we are down to two, and one of those requests was not noted. The new lot line that they are showing is on the curb line for the Marcus Theater parking. It is either a 5 or 10 foot landscape setback that is required there. The rationale for putting on the Marcus curb line is that Mr. Razny is going to put a lot of expense, he will be putting more landscaping that is required in order to create this campus that he is looking for and really wants to have 100% control maintenance of all of the landscaping that is in that area. From a property line perspective we could move it off that curb line and certainly adhere to the setback. There is about 25 feet but there is a significant area, enough to have a setback for the zoning requirements. He wants to maintain the area. Mr. Razny will purchase 1.05 acres from Marcus, there is an agreement in place. Mr. Kudwa said what is changed on the building, is we no longer have the two-story that created a number of issues but when you create two stories, the stairways and elevators just takes away a lot of space on the interior and its expensive. The front elevation hasn't changed a whole lot but putting a lot of effort into the aesthetics. The design and materials has not changed.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Schmitt said when this previously came through, there was variations that were a part of it that time when it got approved. Mr. Crandall said yes. Mr. Schmitt asked if some of those variations were for front yard setbacks. Mr. Crandall said there were some setback variations, parking variation and the trash enclosure was off-site. Mr. Schmitt said the parking configuration is a little bit odd in terms of the way the driveways are configured. Is there a reason or logic of kind of why you did what you did? The circle in front of the building seems really tight, not sure if that was the way the site plan was before. Along the south side of it, there is a single access drive versus doing a double loaded one and then you created a secondary small with an ADA space in the back. I am just curious why it is all that way. Mr. Kudwa said there is a rhyme and reason for it. Mr. Razny wanted to have the area up front for the customers essentially. The parking in the other area is for parking. It is essentially creating a disconnect from the employees and the customers. Mr. Kudwa showed it on the plans. It seems some of the turning radiuses seem tight. Mr. Kudwa said they did run turning radiuses for the benefit of the Fire Department and it does meet those requirements.

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

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

Mr. Turk made a motion to close File #PZ-24-15, seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-24-15 as described above.

Mr. Schmitt made a motion for a positive recommendation to approve the reduction of parking spots from 82 to 50 and approval of the Plat of Resubdivision to allow the construction of the building addition and site redesign and to also add 10 feet of landscape on the south property line and contingent to the purchase of property, seconded by Mr. McComb. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

2. **File #PZ-24-10**, consideration of approval of an annexation agreement, rezoning to the R3C Multiple Family Residence District (Medium Density), a re-subdivision and a special use for a planned development with variations and exceptions to allow for the construction of a 61-unit townhome development. The property is located at 330-496 E. Fullerton Avenue, Addison, IL 60101.

P.I.N.: 03-27-322-018, 03-27-322-019, 03-28-427-018

Petitioner: Yellowstone Construction, LLC

This file was advertised in the September 3, 2024 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-24-10, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Mike Crandall, Village of Addison stated the petitioner is requesting to annex, re-subdivide and rezone the subject property from the R1 and R2 Single-Family Districts to the R3C Multiple Family Residence District (Medium Density) with a Special Use for a Planned Unit Development (PUD) for the approval of a 61-unit subdivision. As part of the development agreement, the petitioner is asking for the following exceptions to the Addison Zoning Ordinance and the Village of Addison Standard Specifications for the Design and Construction:

- Exceptions to allow balconies/patios as permitted encroachments within a front yard;
- Exceptions to allow parking within the front yard and interior side yards;
- Exceptions to allow driveways to exceed 20 feet in width;
- Exceptions to allow front, side, and rear yard building setback variations.
- Exception to allow a Zero R.O.W, instead of the required 66' ROW, as per Section 803 of the Village of Addison Standard Specifications for Design and Construction.
- Exception to allow a 24-foot wide pavement width for the proposed private streets, instead of the required 30-wide pavement width, as per Section 801.2 of the Village of Addison Standard Specifications for Design and Construction.
- Exceptions to allow private watermain, sanitary main and storm sewer systems.

The property at the northwest corner of Fullerton and Chatham is unincorporated, so it will need to be annexed.

The subject property consists of three undeveloped parcels: 330 E. Fullerton, which is zoned R1 Single-Family Residence District; 436 W. Fullerton, which is zoned R2 Single-Family Residence; and 496 E. Fullerton, which is unincorporated.

The Comprehensive Plan recommends that the subject property be developed with neighborhood residential land uses (primarily detached and attached single-family homes with limited opportunities for multi-family residential redevelopment). The surrounding properties to the west, north, and south are zoned R2 and are developed as single-family homes and St. Joseph Catholic Church. The properties to the east are unincorporated and are developed as single-family homes.

INTERDEPARTMENTAL REVIEW COMMENTS

Building

1. Staff is recommending the Village and the developer to enter into a “no rental agreement” as part of the approval of the development. All dwelling units should be owner occupied.
2. Staff is recommending the establishment of a dormant SSA for the future maintenance of, including but not limited to, the stormwater management facilities, the private streets, private street lights, private watermain and water services, private sanitary mains and sanitary services, private stormwater mains, stormwater services, easements and any common areas.

Engineering

1. Has a snow removal plan been developed for this proposal?
2. There are trash/recycling enclosures shown. How is trash/recycling pickup and disposal proposed to be handled?
3. Chatham Ave is to be fully improved to a 30-foot pavement width with curb and gutter and sidewalk.
4. Watermain on Chatham Ave is to be extended to the north property line and capped.
5. The sanitary main in the driveway is to be extended into the east side of the Chatham Ave ROW and then connect to Fullerton Ave. The main should also be extended to the north property line and capped.
6. B-Boxes are to not be in paved areas.
7. Street trees are shown on private property. There should be parkway trees spaced 40 feet more or less apart.
8. The offset in the driveway coming off of Fullerton Ave and going north will be confusing to drivers and should be properly aligned with one another.

Fire

1. All dead ends near bldgs. #1, #12, & #14 are concerns and need to be “cul-de-sac” or capable of turning a fire truck.
2. Hydrant placement within the complex will need to be evaluated. The proposal does not show proposed hydrants and their location.
3. Fire sprinklers are required in each building. Any building with more than 6 units will require a Fire alarm system.
4. Confirm that each corner Radii can accommodate fire department vehicle(s) in accordance with codes as they pertain to fire department access.

5. The clubhouse will require a FD key box for this building.
6. Balconies may require specific suppression design based on construction type.

Police

No comments.

Public Works

1. Where will the outfall pipe for the detention basin drain? Will it tie into an existing pipe? Will there be a restrictor?
2. Please confirm that the HOA will be solely responsible for installing and maintaining the water main/services, detention basin, storm sewer, sanitary sewer, roads, street lighting system, etc.
3. The street light conduit and cables will have to be reworked across the new apron on Fullerton to meet section 600 Standard specifications for street lighting.
4. Any relocation of existing street light poles affected by the placement of this apron will be the full responsibility of the developer to VOA specs.
5. Tree protection will need to be provided around existing parkway trees and placement of new private trees will be subject to section 900 VOA specs.
6. The private trees shown on the plans along the south side of the development's border along Fullerton Ave must not be planted within 40' of the existing Village's parkway trees.

Planning

The Comprehensive Plan includes a goal to work with property owners to pursue annexation of properties adjacent to municipal boundaries. The proposed density of 61 units meets the minimum lot area for the R3C District and is also compatible with the Comprehensive Plan recommendations for attached single-family homes at this location.

Within the R3C District, developments are required to provide a minimum 30 foot front yard, combined side yards of not less than 30 feet with no side yard less than 12 feet, and rear yards of 40 feet. Looking at the development as a whole, the proposed site plan shows balconies/patios encroaching into the front yard along Fullerton and parking encroachments into the western side yard (abutting St. Joseph) and the Chatham Avenue side yard. Looking at the buildings individually, the required side yard setbacks are not met for Buildings 12 and 13. Buildings 1-11 do not meet the required rear setbacks due to the alley-style garage placement. The clubhouse does not meet the required front yard setback. Throughout the development, the driveways exceed the maximum allowable 20-foot width that is permitted for 16-foot wide garage doors.

Mr. Schmitt asked about the visitor parking because other places have a couple of parking spaces behind the garage. In this case there is no additional parking. Mike Crandall said there is visitor parking throughout the development, each dwelling unit will have a two-car garage which will take care of the actual occupants of the building and then the developer has provided additional parking spaces throughout for visitors at various locations. Mr. Cargill asked how the density compares to other townhomes. Mike Crandall said it is fairly compatible with some of other developments. We did have project proposed on the west end of town that was denied by the P & Z Commission, ultimately the Village Board based on its density was denser than what is being provided here. Mr. Cargill asked what Public Works thinks of the private streets, waterman's, sewers and maintenance of them. Mike Crandall said they are ok with it because they don't have to maintain it. The problem is if there are problems with the HOA they are going to get the phone calls.

Mr. Maurizio Gagliano, petitioner was present and sworn in. Mr. Gagliano stated he is looking to build 61 unit townhomes. Mr. Gagliano said he was told that there is not enough of ranch townhomes so they re-did their plan. We intend to build one level ranch townhomes and 2-story ranch townhomes. The ranch townhomes will range between 1700 – 2400 square feet with basements, 2 car garages, brick exteriors, etc. The will be starting at \$450,000. The two-story townhomes is designed for single moms and for people who want to downsize.

They are about 1300 – 1400 square feet with a two car garage. Between the ranch townhomes and two-story townhomes they all have three bedrooms and two car garages. The townhomes, the first floor is all brick. The second floor is all hardi-board. We really want it to stand out, especially along Fullerton Avenue. His subdivision is for everyone, all types of people. A single mom or a person that wants to retire. It will be its own community, especially in this area that no one has ever touched it; not only are you bringing a subdivision but a clubhouse in its own community. Mr. Gagliano feels the residents will benefit from this. We picked this parcel because everyone builds on the west side of Addison and this development is on the east side of Addison. This subdivision has a lot of character. I hope the Village of Addison and residents will embrace this subdivision the way I do.

Mr. Mark Richards, Civil Engineer for the project was present and sworn in. Mr. Richards showed the plans on the overhead. Mr. Richards stated the property is on the north side of Fullerton just west of Villa Avenue, west of the property is St. Joseph Catholic Church, north is single family and to the east is unincorporated single family. Villa Avenue right-of-way is about 14 feet to the east and immediately east of Villa Avenue is the Cricket Creek Forest Preserve. There is also some R3D Multi-Family High Density zoning just to the southwest and west of their manufacturing districts. We do believe the site plan is in keeping with the surrounding area. The existing conditions shows the site includes 6.35 acres and generally slopes from west to east. East of site there is floodplain that extends from Salt Creek. There is a sizable shallow depressed storage area in the northeast quadrant of the property. The depressed storage area overflows to the east. The site plan there are 14 buildings with a total of 61 units. The site is accessed from Fullerton Avenue and Chatham. Eleven of the buildings are two-story townhome buildings and the three buildings along the north side of the property, those are the ranch townhomes. There is a large open area in the middle of the property; at the northeast corner of the property is a sizable detention basin. The preliminary grading plan follows the existing drainage patterns. All the run-off from the site will go into a large detention basin that is located at the northeast corner of the property. The detention basin will avoid the floodplain at the northeast corner of the property. The stormwater overview of the project meets the DuPage County and Village of Addison stormwater ordinance and requirements which are very stringent. The detention basin is sized to detain the 100 year storm, which is a storm that has a 1% chance of occurring in a given year. The proposed detention basin is sizable 3.57 acre feet of storage; significant amount of storage. By comparison, the existing depression storage area which exists on the site right now is fairly large but shallow. It holds only 0.25 acre feet; so the proposed basin will hold roughly 14 times as much storage as the existing depression storage area. This volume will limit the 100 year discharge from the site to 0.6 CFS in accordance with the County and Village requirements. This means in a 100 year storm, all the run-off falling on the site will be restricted to a 3 inch or less. A 100 year storm the run-off on the site is leaving a 3 inch opening. This development provides an opportunity to properly manage stormwater for the site and significantly reduce the peak discharge from the site. The preliminary utility plan the ground lines, show the storm sewers and how all the run-off from the site is going to convey all the run-off into the detention basin. It also shows looped watermain throughout the subdivision with fire hydrants throughout. It also shows a gravity sanitary sewer to Chatham and then tying into the Village sanitary sewer on Fullerton. The landscape plan and the goal of the design was to blend the townhome units with the adjacent residential neighborhood to the north, providing evergreen screening along the north property line, and to also provide extensive ornamental trees throughout the development. The plan also allows for plenty of area for snow storage in and around the detention basin. The Fire Plan shows the fire truck routing exhibit for the trucks that are used by the Village Fire Department. These trucks can safely maneuver through the site. Mr. Richards said they carefully designed the project and complied will all rules and regulations and have taken care of the concerns raised by staff.

Chair Fotopoulos asked the Fire Department if they had any concerns. Dan Medina stated they met with them prior to this to address some of their concerns. The biggest concern is the use of the vehicles within there is the turning radiuses. The initial plan that they had seen did not show or could not depict where the fire hydrants were. These plans shows nine fire hydrants on the site which are adequately placed based on our recommendations as well as utilizing not only our new ladder truck but also utilizing two of our neighboring ladder trucks. One of the issue initially was the entrance off of Fullerton was almost jagged and we did have them straighten that out for ease vehicle movement and they did adhere to that.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. McComb asked Mike Crandall about the SSA, if they HOA fails with maintaining the stormwater, will there be an assessment of taxes? Is that just for the residents of the subdivision or does it go for all of Addison? Mike Crandall said it's just for the residents of that subdivision only.

Attorney Freeman said it is a dormant SSA, which means it is there but it doesn't do anything until it is needed; should the HOA fail to make certain repairs then it would become an active SSA and the cost of those repairs would be assessed back to all of the homeowners who are part of the HOA for their proration share of whatever the cost of that repair might be. Mr. Schmitt said in terms of the infra-structure they would still be required to follow our codes in terms of the requirements for the underground plumbing, storm, sanitary and water. Mike Crandall said that is correct. Mr. Schmitt said basically all of their utility infra-structure still has to follow the codes as they were going to be dedicated streets; they are just not dedicating the streets. Mr. Cargill said he is against the streets, water and sewer, it is a bad idea. Mike Crandall said he is not aware of any Special Service Area in town that encompasses everything that was talked about. Chair Fotopoulos asked if a traffic study was ever done. The traffic representative said they performed a traffic evaluation for the development. The development will have 61-units and access will be provided at Fullerton Avenue and the secondary access will be at Chatham Avenue. Both of those drives will provide one inbound lane and one outbound lane. The outbound lanes will be stop sign control. Fullerton Avenue is a has a three lane cross section, so anyone making a left into Fullerton will be able to make that in the center median and will not be blocking any traffic. Fullerton Avenue has more than efficient capacity to accommodate the additional traffic generated by the townhomes. Chair Fotopoulos said we usually see a traffic study and usually has the hours, what are the hours? Attorney Freeman asked Mike Crandall if Staff received a study. Mike Crandall said he didn't recall getting a study. The traffic representative said during the peak hour in the morning from 7:00 - 9:00 a.m., 26 total trips with 19 out and 7 coming back in. In the afternoon when there is more traffic, 33 trips, 19 in and 14 out. Fullerton Avenue has about 9,000 vehicles on it today, it also has a three lane section to carry about 15,000 vehicles. Chair Fotopoulos asked why the pool is an option. Attorney Freeman asked if a copy of the traffic study could be provided to staff. Mr. Gagliano said the clubhouse will have recreational room, with a courtyard and exercise. The pool will be a really nice feature. Chair Fotopoulos asked if he has built these two-story townhomes anywhere else. Mr. Gagliano said yes he did, we currently have one in Hanover Park. Mr. Turk asked about the vacant land, was anything ever built there. Mr. Cargill said no, a part of it was owned by the Church. Mike Crandall said part of it was owned by the Church and the other part was vacant for a long period of time. There was wetlands and some floodplain on the site. As part of the development, the Engineer has looked into the wetland issue, stormwater issue and the idea of the development is to try and correct those problems. The plan would have to comply with the Du Page County Stormwater Ordinance, Village of Addison Stormwater Ordinance and any wetland issues, which I think they have done a stormwater report on this. They refer to the Village's stormwater consulting as well. There is a lot of money that is involved with this which is why it wasn't ever developed before. There is a lot of mitigation that has to be done. The petitioner is investing in the money to do that. Mr. Cargill said to his knowledge there was a national study done on floodplains back in the late 5-0's -60's, was this parcel excluded from that floodplain. Mike Crandall said the petitioner's engineer has done the research on it. Mr. Richards said over the years is that the 100 year storm has been redesigned several times. There is floodplain east of the property; there is a depression storage area in the northeast quadrant of the site. Mr. McComb said the first floor will be brick, will all 12 buildings have brick on the first floor? Mr. Gagliano said yes. Mr. McComb said is that all around or just the face of the building. Mr. Gagliano said all the way around.

Chair Fotopoulos asked if the audience had any questions. Chair Fotopoulos said that we are going to combine questions and positive and negative testimony.

Dominick Corona, 420 Ardmore, resident stated his concerns are the traffic especially around Fullerton School, how the site at Army Trail and Mill Road compares to new townhomes, entrance into the development, traffic coming out of St. Joseph Church, trash enclosures, garbage and fire trucks coming in and out of subdivision.

Negative Testimony: Against the project and 61 units are too much

Tom Bares, 426, E. Hilton, resident asked if a lift station was going to be built for that subdivision and no it is not. The street floods when it rains and where is all the water going to go. The engineer said there is a floodplain to the east and it is tied into Salt Creek.

Negative Testimony: Against the project

Julie Kappich, 480 E. Lorraine, resident stated that water is an issue, is the detention basin going to spread storage to the other single family homes and homeowners association fees.

Negative Testimony: Against the project

John Skibicki, 341 S. Yale, resident stated his concerns is the issue with the pricing of the units, how are the fire trucks going to enter and turn around and is the clubhouse for residents only.

Negative Testimony: Against the project, has a problem with the clubhouse and the in/out of the subdivision.

Nivaro Flores, 500 S. Yale, resident asked if the clubhouse is for owners only and has a problem with the traffic.

Negative Testimony: Every year the street floods and is against the project

Jesus Gonzalez, 401 E. Fullerton, resident, has an issue with traffic, how long is the construction going to be, the petitioner said around 18 months and what about the wildlife?

Negative Testimony: Feels it is too crowded and it will affect the schools, wildlife, neighborhoods and create a lot more traffic.

Linda Kelly, 426 E. Hilton, resident asked if the detention pond is going to have any additional green space. The engineer said green space will be provided (the engineer showed it on the screen).

Negative Testimony: The resident has experienced many floods and feels the development is too big.

Henry Migas, 3N046 Chatham, resident stated he is going to be affect the most as his lives right where they want to put the development. The issue of traffic and detention.

Negative Testimony: Against the project

Bill Kotlow, 407 E. Palmer, resident stated his concerns is that he does not see an easement to the south property line, who is going to be responsible to maintain it? The engineer said there is a 10 foot easement there and maintaining would be off-site.

Negative Testimony: Too many buildings will create a lot of traffic and the church field gets soaked when a heavy rain occurs.

Laura Molina-Gomez, 212 S. Wisconsin, resident gave negative testimony.

Negative Testimony: Traffic is a bad and will be an issue, too many houses and safety.

Tatiana Sanchez, 17W727 Fullerton, resident gave negative testimony.

Negative Testimony: Too many homes will create more traffic.

Mary Butler, 344 E. Palmer, resident stated that there is already a problem with parking on Palmer Avenue.

Negative Testimony: Against project due to flooding, wildlife and traffic. Why can't the Village of Addison buy it from the developer and make it a natural green space.

Bob Bauers, 345 E. Drake Avenue, resident asked if a soil test was down on the townhomes. The engineer said yes there was.

Negative Testimony: Against the project

Pat Bauers, 345 E. Drake, resident concerned about overcrowding, noise and parking on the side streets.

Negative Testimony: Does not want to see the development go there; feels it can't absorb this and also the flooding.

Maria Campuzano, 421 Cherry Hill Drive, resident concerned about flooding and sewers backing up.

Negative Testimony: Traffic, wildlife and opposed to the development.

Javier Mascorro, 17W739 Fullerton, resident has concerns about safety and traffic.

Negative Testimony: Against the project.

POSITIVE TESTIMONY: None

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

Mike Crandall stated he received an email from Diane Janokos, 216 S. Iowa, resident is opposed to this development, has a lot of concerns with traffic and flooding issues.

Mr. McComb made a motion to close File #PZ-24-10, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-24-10 as described above.

Mr. Schmitt stated that he is concerned about the density, does not like the variances for the street widths. It is too much. Some of the other townhome projects they have public improved streets which there is additional space. Mr. Cargill stated he objects to private utilities, the Village can only control and maintain what we own. He also said sub-standard streets are not what the Village wants in this town. I am not in favor of the project. Chair Fotopoulos stated the Comprehensive Plan was not for this; the density and streets call for an R1 and R2 for a total of 32 homes.

Mr. Cargill made a motion to deny the request in its entirety and also all the exceptions listed on the summary of request in the Staff Report, seconded by Mr. Schmitt. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

3. **File #PZ-24-11**, consideration regarding variations to the Zoning Ordinance, Subdivision Control Ordinance and Standard Specifications for Design and Construction to allow parking of vehicles on a plastic grid paving system. The property is located at 12 W. Factory Road, Addison IL 60101.

P.I.N.: 03-33-111-018

Petitioner: Peter Alvarez, Auto Gallery Chicago, LLC

This file was published in the July 30, 2024 issue of the Daily Herald Newspaper.

Mike Crandall, Village of Addison stated the Commission made a motion to table this item to the September 18th hearing so staff could further look into the petitioner's request. Staff is requesting additional time to further look into it and would like to table this item to the October 9th Planning and Zoning Commission meeting.

Consideration of File #PZ-24-11 as described above.

Mr. Turk made a motion to table this hearing to the October 9th meeting, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION – None

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN –

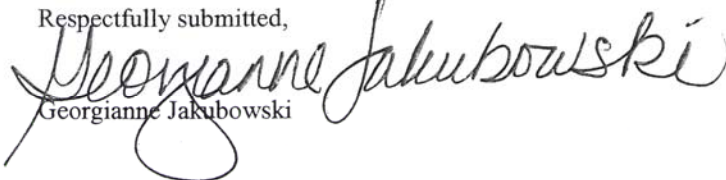
The October Planning and Zoning meeting of October 9, 2024 will take place at 5:30 p.m.

VI. ADJOURNMENT

Mr. Ariano made a motion to adjourn the meeting at 8:40 p.m., seconded by Mr. Turk.

Motion passed unanimously.

Respectfully submitted,


Georgianne Jakubowski

PLAN COMMISSION MEETING, SEPTEMBER 18, 2024

PLEASE SIGN IN

NAME	ORGANIZATION AND/OR ADDRESS
Skibicki family	341 S Lake ave
Rozay Semelins	1601 W. Lake Street
Jim Muli Gomez	212 S. Wisconsin Ave.
Javier Mascorro	17W737 Fullerton Ave
Dan Brown	100 S Michigan Ave
Jeff Mytych	Village of Schaumburg Plan Commission
Donna Falash	353 NORMANDY - ADDISON
FABIAN GARCIA	255 N MILL RD APT 10B
Jesus Gonzalez	401 E Fullerton Ave
Bertina Flores	443 E Palmer Addison
DIANE NICEWARNER	300 E MYRICK
Luis Sanchez	17W727 Fullerton Ave
Tatiana Sanchez	17W727 Fullerton Ave