

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, JANUARY 8, 2025**

The Planning & Zoning Commission meeting of the January 8, 2025 meeting was called to order at 5:00 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, Turk

Absent: McComb, Schmitt

Also Present: Consuelo Arguilles, Village of Addison, Dan Medina, Addison Fire Department and Village Attorney Dave Freeman

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE DECEMBER 11, 2024 PLANNING & ZONING COMMISSION MEETING

Mr. Turk made a motion to approve the minutes from the December 11, 2024 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-24-21**, consideration regarding variations for the property at 42 N. Michigan Avenue.

P.I.N.: 03-28-223-013

Petitioner: James L. Ohle

This file was advertised in the December 23, 2024 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-24-21, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated that petitioner seeks to construct a two-story building addition in the rear of the existing home. Per the floor plans, the building addition would allow for the enlargement of the kitchen, a new family room and deck on the first floor, and a master bedroom on the second floor. It will not include a basement.

The subject property is zoned R2 Single-Family Residence District. The building addition would comply with the required setback in the R2 District, however the property does consist of existing non-conformities which includes the lot area, lot width and side yard setback.

Because the building addition will comply with the required setbacks, however the existing non-conformities are present, variations are required to bring the property up to code compliance. The Comprehensive Plan designates this property as residential. This home was constructed in 1945 and includes a single family home with related improvements.

Village Staff from various departments have reviewed the petitioners request and support the request. The existing conditions are consistent with other residential lots in the same zoning district. Building review comments were provided that will be responsible to be adhere to as part of the building permit application process. Based on Staff review of the request, Staff is recommending the Commission approve the following variations:

1. Variation to reduce the lot width from 60 feet to 50 feet;
2. Variation to reduce the lot area from 8,400 square feet to 7,834 square feet; and
3. Variation to reduce the building side yard setback from 6 feet to 5 feet along the interior side yard located along the south lot line.

These are existing non-conformities that are not changing with the proposed improvements.

Chair Fotopoulos asked if the Plan Commission had any questions. There was one.

The petitioner, James Ohle, architect for the project was present and sworn in.

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

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

Chair Fotopoulos asked Mr. Medina from the Fire Department if he had any issues with this. Mr. Medina said there were no issues.

Mr. Turk made a motion to close File #24-21, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Mr. Cargill made a motion to accept the recommendation and also allow the following three variations listed in the Staff Report, a variation to reduce the lot width from 60 feet to 50 feet; Variation to reduce the lot area from 8,400 square feet to 7,834 square feet; and variation to reduce the building side yard setback from 6 feet to 5 feet along the interior side yard located along the

south lot line, 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-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. A motion to table to the January 8, 2025 Planning and Zoning meeting. The petitioner has requested to continue to the February 12, 2025 Planning and Zoning meeting.

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

Mr. Ariano made a motion to table Files #PZ-24-11 and PZ-24-19 to the February 12, 2025 Planning and Zoning meeting due to the request of the petitioner, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

3. **File #PZ-24-19**, consideration regarding a pre-annexation agreement between the Village of Addison and the petitioner, annexation and a plat of resubdivision. The property is located at 5N235 Itasca Road, Addison, IL.

P.I.N.: 03-17-301-003 and 03-17-301-004

Petitioner: Sam Polena on behalf of P&S Acquisitions and Development, LLC

This file was advertised in the November 25, 2024 issue of the Daily Herald Newspaper. A motion to table to the January 8, 2025 Planning and Zoning meeting. Village staff and the petitioner continue the review engineering matters and request to continue to the February 12, 2025 Planning and Zoning meeting.

Consideration of File #PZ-24-19 as described above.

Mr. Ariano made a motion to table Files #PZ-24-11 and PZ-24-19 to the February 12, 2025 Planning and Zoning meeting due to the request of the petitioner, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

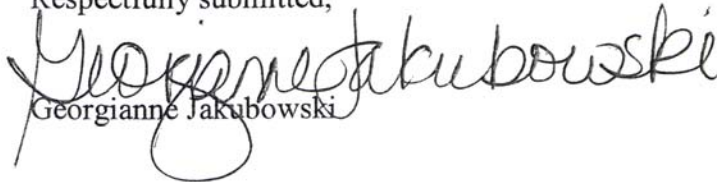
Motion passed unanimously.

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 5:45 p.m., seconded by Mr. Ariano.

Motion passed unanimously.

Respectfully submitted,


Georgianne Jakubowski

