



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

AGENDA

PLANNING AND ZONING COMMISSION

PUBLIC HEARING/BUSINESS MEETING

WEDNESDAY, AUGUST 14, 2024

DATE: Wednesday, August 12, 2024

TIME: **5:30 P.M. – NOTE TIME CHANGE**

PLACE: Addison Village Hall
1 Friendship Plaza
Addison, IL 60101

Chair – Marianne Fotopoulos

Member – Joseph Ariano

Member – Edward Cargill

Member – Donald McComb

Member –

Member – Timothy Schmitt

Member – Mark Turk

I. **CALL TO ORDER – ROLL CALL**

II. **CONSIDERATION TO APPROVE THE MINUTES OF THE JUNE 12, 2024 PLAN COMMISSION MEETING**

III. **PUBLIC HEARINGS AND RECOMMENDATIONS**

1. **File PZ-24-09**, consideration of approval of a Plat of Resubdivision and associated variations to allow for the construction of a building addition. The property is located at 1775 W. Armitage Court, Addison, IL 60101.

P.I.N.: 03-31-101-007

Petitioner: Brian Mazzocchi

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

Consideration of File #PZ-24-09 as described above.

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.

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

3. **File #PZ-24-12**, consideration regarding a fence variation for the property at 313 W. Fullerton Avenue, Addison, IL 60101.

P.I.N.: 03-33-101-022

Petitioner: Mayra Pasillas

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

Consideration of File #PZ-24-12 as described above.

4. **File #PZ-24-14**, consideration regarding the proposed Text Amendments to Section VI of the Zoning Ordinance of the Village of Addison with respect to the general requirements and allowable uses within Manufacturing Districts.

Petitioner: Village of Addison

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

Consideration of File #PZ-24-14 as described above.

5. **File #PZ-24-13**, consideration of approval of variations to Section 9 of the Village Code and the Standard Specifications for Design and Construction for a proposed detention system. The property is located at 233 N. Mill Road, Addison, IL 60101.

P.I.N.: 03-29-202-003

Petitioner: Pascual Gonzalez

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

Consideration of File #PZ-24-13 as described above.

6. **FilePZ-24-10**, consideration of approval of a pre-annexation agreement, annexation, rezoning to the R3C Multiple Family Residence District (Medium Density), and a resubdivision with variations 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 July 30, 2024 issue of the Daily Herald Newspaper.

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

IV. AUDIENCE PARTICIPATION

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

VI. ADJOURNMENT

Approved: Michael Crandall
Michael Crandall
Director, Community Development

Pending

"In compliance with the Americans with Disabilities Act and other applicable federal and state laws, Village of Addison meetings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact Don Pinson, Director of Human Resources/Risk Management, 1 Friendship Plaza, Addison, Illinois 60101, or call 630-543-4100, ext. 7505, five (5) days prior to meeting to inform of their anticipated attendance. Text Telephone (TTY) users may use the Addison Police Department's non-emergency number, 630-543-3080."

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, JUNE 12, 2024**

The Planning & Zoning Commission meeting of the June 12, 2024 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, McComb, Schmitt, Turk
Absent: None
Also Present: Jennifer Henaghan, Village of Addison and Village Attorney Dave Freeman

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

**II. CONSIDERATION TO APPROVE THE MINUTES OF THE MAY 8, 2024
PLANNING & ZONING COMMISSION MEETING**

Mr. Schmitt made a motion to approve the minutes from the May 8, 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-24-05**, consideration regarding a variation for the property at 1514 W. Woodland Avenue.

P.I.N.: 03-19-404-027

Petitioner: Tony & Carole Whitaker

This file was advertised in the May 27, 2024 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-24-05, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Jennifer Henaghan, Village of Addison stated the petitioners are requesting a variation to replace their existing legal nonconforming driveway. When it was constructed in 1972, it was built at a 22 ft. width, however when the new Zoning Ordinance went into effect in 1973 that allowed a maximum 12 ft. width at the property line for a driveway associated with a detached garage. They are just looking to replace the existing driveway in its current configuration. The plans also show for replacement of the existing detached garage, they will be relocating that so that it meets the 5 ft. setback requirements and they are aware that they need to get the utility companies sign offs in order to construct within the utility easement.

Mr. Cargill said the drawing shows a wooden deck, but an aerial view shows what it looks like concrete. Ms. Henaghan said that is correct and the deck was replaced. Mr. Cargill said there is another thing that looks like a patio, how much of the backyard is covered with impervious material. Ms. Henaghan said she didn't have the answer to that because we only have the 30% requirement that only applies to the rear 30 ft. of the property, so they are not within that area. Mr. Cargill said all the way from their sidewalk and back go where it widens out for the garage that is 22 ft. wide that whole length? Ms. Henaghan said that is correct. Chair Fotopoulos said, did we not do a grandfather thing that if the driveway was there and they were going to replace it they could replace it as it was. Ms. Henaghan said no when something is replaced it needs to meet current code requirements unless they get a variation.

The petitioner, Tony Whitaker was present and sworn in. Mr. Whitaker stated that he would like to replace exactly what he already has with no particular changes and to bring it up to current standards as far as quality of concrete and driveway floorings. It is the original driveway since the property was built in 1972. Chair Fotopoulos said you did you remodel the house. Mr. Whitaker said yes it has.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Cargill said he is familiar with this because it has happened to his next door neighbor, she had her driveway replaced and had to reduce the size of it; this is the law now and they have to meet the current standards, is that correct? Ms. Henaghan said correct. Mr. Cargill asked if there is a hardship or some other reason why you need that to be 22 ft. wide. Mr. Whitaker said other than the number of people that live in the house and in order to park and keep cars off the street. It is not 22 ft. wide the entire distance, it is a little narrower in the front part of the house and narrows down. Mr. Cargill said it is still more than 12, Mr. Whitaker said yes. Chair Fotopoulos said you could definitely put two cars side by side with room on each side. Chair Fotopoulos said instead of 22 ft. we are saying it should be what? Ms. Henaghan said the code requirement is 12 ft. It can be assuming a 16 ft. wide garage door, the driveway can be 20 ft. wide immediately in front of the garage for a distance of 20 ft. and at that point it needs to narrow down to no more than 12 ft. at the front property line. Chair Fotopoulos said this garage also has a door. Mr. Whitaker said yes it is an overhead door to the garage. Mr. Schmitt said doesn't the ordinance allow for an attached garage to be wider. Ms. Henaghan said yes depending on the size of the garage. Chair Fotopoulos said it is a very large garage.

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

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

Mr. McComb made a motion to close File #PZ-24-05, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-24-05 as described above.

Mr. Schmitt said if the garage was attached and it actually was up front to the house they would actually be allowed how wide of a driveway and then all the way to the street. Ms. Henaghan said with a two car attached garage it could be 20 ft. wide at the front property line. Mr. Schmitt said is there a setback off the property line as well. Ms. Henaghan said no there is not. Mr. Schmitt said he doesn't see a hardship for it.

Mr. Schmitt made a motion for approval of a variation for the driveway to be no more than 20 feet wide at the front property line, seconded by Mr. Ariano. Chair Fotopoulos asked if there was any discussion. Mr. Whitaker said if you look at the property, there is a curvature to the driveway, we are looking to keep it as it is, so we can get in and out effectively. Mr. Schmitt said for him it was a stretch to get to the 20 ft. just because I think it is a unique condition, I would not alter it. Roll call was taken. Mr. Cargill voted no.

Motion passed unanimously.

2. **File #PZ-24-06**, consideration regarding a variation for the property at 1745 W. Cortland Court.

P.I.N.: 03-31-300-017

Petitioner: Warner Cruz

This file was published in the May 27, 2024 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-24-06, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Jennifer Henaghan, Village of Addison stated the petitioner is requesting a variation to eliminate the required 10 ft. side yard setback to allow for the construction of an addition to their existing industrial building. There are a few comments from the

Building about some requirements that would be addressed through the permit process, including that this would need to go through the Appearance Review process before the Village Board, assuming the variation is granted. Engineering had a number of concerns related to stormwater drainage and the proximity to the property line with regard to how it could possibly be affected by vehicles on the adjacent property as well as a power pole. Due to the concerns from Engineering, Staff finds that the proposed variation does not comply with the standard set forth in the Zoning Ordinance, and therefore Staff recommends denial of the requested side yard setback variation.

Mr. Cargill asked about the drainage, Public Works has no comment, whose concern for the drainage? Ms. Henaghan said our Engineering Department is in charge of reviewing stormwater. Mr. Cargill said did they? Ms. Henaghan said they are concerned about the addition blocking the stormwater run-off between the rear yard and instead of the drainage flowing to the right-of-way this addition would potentially block that. Mr. Schmitt said is that something that could be managed with underground stormwater? Ms. Henaghan said if it was engineered to address that then yes. Mr. Cargill said in the report it stays the roof drainage is not shown in the proposal, is that the total roof drainage or just in the addition? Ms. Henaghan said no roof drainage is addressed in the submitted materials, so we don't know how it's to be handled. Mr. Cargill said how you approve something like that. Ms. Henaghan said that would be done as part of the building permit approval. Mr. Schmitt said it is pretty typical that we don't see that. Mr. Schmitt said is the entire addition the length and depth of the building. Ms. Henaghan said yes. What is the required building setback on the side? Ms. Henaghan said 10 ft. Chair Fotopoulos said besides the addition, this whole building is getting a face lift. Ms. Henaghan said they are proposing extensive renovations to the front façade.

The petitioner and architect were present and sworn in. The architect addressed the four comments that were made by Engineering. If the building is sitting right up to the property line it will not be protected by vehicles parking on the west and get bumped, we would address that whether we would bring the foundation up or introduce some sort of architectural detail that can absorb a bump from a vehicle. The second item was the SWC of the building is very close to the power pole on the adjacent property. There is a power pole which is aligned with the back of the building. From that point north it does not continue, it actually goes diagonal to the building to the west and we have talked with the petitioner and we would pull that back at a distance, currently there is a loading dock there and a container. The third item is the roof drainage, it is not shown in the proposal or hasn't been developed yet. All roof drainage will be just like the rest of the receptors on the roof and it will be piped to drain onto the site. It's all concrete, it's a loading dock basically. The last item talks about flow, I don't think anything changed, that loading dock is quite elevated. There is no drainage that happens over like water falls over that dock. If there is drainage that is heading from east to west this addition would not change that, it would be no different. Chair Fotopoulos asked if there was a sewer in the dock. The architect said no. Chair Fotopoulos said most docks do have sewers. The addition would actually take on whatever rain water and drain away in the system.

Chair Fotopoulos asked are eliminating the dock because it looks like a glass garage door. The architect said the dock would go away, the building would grow and that's going to be a vehicle pass through. Chair Fotopoulos said it wouldn't be a semi pass through but just a vehicle. The architect said yes it would be a truck. Mr. Warner Cruz, owner said there is a concrete dock, imagine a semi backs directly to it, you can't drive around this building. I am requesting to close it off so that he can put vehicles in there and allow vehicles to park from the front of the building in there through the door and then from the back to be able to park vehicles from the other side with an overhead door as well. Chair Fotopoulos asked if they currently have an overhead door. Mr. Cruz said no. Mr. Cruz showed the plan on the overhead. Mr. Cruz said it is all wide open but nobody can get around the building because there is concrete wall. It was made for a semi to park there. The hardship is that his family business JC Restoration, we are a disaster restoration company, in 2021 the business sold to private equity and now I am a consultant for the restoration industry. I was able to find this building and thought it would be ideal. The business does education training of smaller restoration companies, teaching them how to do proper procedures, trauma scene clean up, floods and water extraction. I am proposing after hours we can park vehicles that are on call to respond to loss and it needs to be in a heated space because of the chemicals and the equipment. That space would be used to house those vehicles as well as if they there is a project were we did mold remediation and we are bringing back equipment that is contaminated, that entire corridor air can be controlled so it doesn't affect the rest of the building where I am proposing to have education space. Mr. Cargill said how you get the parking spots in the back. The architect said there is a drive on the east side of the building and you access the parking from there. Mr. Cruz showed on the overhead how you drive in to get to the back of the building. It is a really big driveway that is shared with the neighbor to the east and it is wide enough to run three vehicles there. Mr. Turk said if you are going to park cars there, how you get the cars in and out of there. Mr. Cruz said there is only one way to get in and out. Mr. Cargill asked if there is a written agreement with the neighbor or is this just by common usage. Mr. Cruz said there is no written agreement. Mr. Cargill said if someone else buys that building and decides that they don't want you driving on that shared property, you are in trouble. Mr. Cruz said that he owns the drive. Mr. Cargill said it then clears that up. Chair Fotopoulos said the design of the building is lovely. Mr. Schmitt said the biggest issue is the setback, everything else about the project is nice and I don't know to completely eliminate a building setback is a non-starter. Chair Fotopoulos said is that a 10 foot pole? Mr. Schmitt said it is the side yard setback that they are eliminating. From a hardship standpoint, our properties in that area having a hard time because they all built like this, where they have a 10 feet. Ms. Henaghan stated she is not aware of many non-conforming properties in that area. Chair Fotopoulos said that industrial park is not one of the older industrial parks; the buildings were built in the 70's and 10 feet is tough. Chair Fotopoulos said the Fire Department is not here, are they ok with this? Ms. Henaghan said they had no comments.

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

Chair Fotopoulos asked for positive and negative testimony.

POSITIVE TESTIMONY: 1735 W. Cortland Court owns the business next door said he doesn't see any impact and no objections on the property.

Lucky Rocks, 441 W. Lake Street, Savion Nuncio said he thinks it will be good.

NEGATIVE TESTIMONY: None

Attorney Freeman asked Mr. Cruz your neighbor at 1735 W. Cortland Court, have you spoken to the neighbor on the other side of your building? Mr. Cruz said the other building is a condo type building and the person that parks there vehicles closet to me, they are never there. Attorney Freeman said clearly no one is here tonight to give you their positive or negative testimony, but you haven't heard from anyone either positively or negatively with regard to the neighbor on that side. Mr. Cruz said correct.

Chair Fotopoulos asked is there excess currently to that roof right now. Mr. Cruz said this is all conceptual right now.

Mr. Cargill made a motion to close File #PZ-24-06, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-24-06 as described above.

Mr. Schmitt said in terms of increasing the size of the building, is it strictly because you can't fit your program within the existing building? The architect said the hardship is the vehicles. Mr. Schmitt said you could put doors over 10 feet from where you have them now and you can do the same thing. It really comes down to programming on the inside and whether or not you have enough space to fit your program. Mr. Schmitt said if you are going to put a drive through why that couldn't drive through be over 10 feet because either way you are going to wind up tearing down that wall and building a new wall. Mr. Cruz said he cannot drive through. Mr. Schmitt said the existing exterior wall is going to remain and you're strictly driving past that wall? Mr. Cruz said correct. The exterior wall is going to remain and we are just going to add to the building so that I can use that space for parking of vehicles. Mr. Schmitt said isn't that only 10 foot wide and the door you are showing is probably 16 to 18 feet wide.

Pete Fricano, contractor for the project was present and sworn in. Mr. Fricano showed the plans on the overhead. Mr. Fricano said it is hard to see the building itself, where the existing dock is where the semi's back up is actually depressed about 18 feet. It is in an L shape; so once the building gets built, we are pulling forward towards the street to our front setback. There is a 30 foot setback on the street. We are going to build up

18 x 20 area in the front which will be enclosed and then you would have that 10 foot drive on the side. We are enclosing the dock and bringing the building forward to our setback. Chair Fotopoulos said his point is where are you driving the cars that have to be in a controlled environment? Mr. Fricano said there would be a 20x20 garage plus on the side drive. Chair Fotopoulos said is that a window or opening? Mr. Fricano said it is an overhead garage door. Chair Fotopoulos said that is not where the 10 feet of the cars that you are pulling through. Mr. Fricano said they are adding 10 feet and the rest of it is space that is already existing. Mr. Fricano showed the plans.

Attorney Freeman said Mr. Cruz if the Commission would give you a 5 foot setback, would that be of any value to you. Mr. Cruz said no because he would need park vehicles. Attorney Freeman said you need the 10 and anything less than 10 wouldn't work. Mr. Cruz said yes.

Mr. Cargill made a motion to approve the variation subject to the applicant addressing the following items as part of their building permit application, seconded by Mr. Ariano.

- The addition shall be protected from vehicles parking on the west property;
- The southwest corner of the building shall be appropriately distanced from the power pole on the adjacent property;
- The roof shall not drain to the west or directly onto the property to the west; and
- The building addition shall not direct runoff onto the adjacent west property.

Chair Fotopoulos asked if there was any discussion. Mr. Schmitt feels it will set a precedence and we don't want to go down that path. Roll call was taken. Mr. McComb and Mr. Schmitt voted no.

Motion passed unanimously.

3. **File #PZ-24-07**, consideration regarding a fence variation for the property at 201 S. Harvard.

P.I.N.: 03-28-410-001

Petitioner: Juan Acevedo

This file was advertised in the May 27, 2024 issue of the Daily Herald Newspaper.

Mr. Turk made a motion to open File #PZ-24-07, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Jennifer Henaghan, Village of Addison stated the petitioner is requesting variations to allow for the replacement of an existing non-conforming fence. The property owner bought the home last year and the fence is in very poor condition. They came in to replace the fence and discovered that it was illegally constructed. It actually encroaches several feet into the Village right-of-way, so they want to pull the fence back to the front property line and replace it with a 6 foot high vinyl fence. The engineering department did have some concerns with allowing a fence to go right up to the property line. There is no sidewalk on this block, but sidewalk on the block to the east, so that they noted if there is a future sidewalk project they would not want the fence to be that close to a new sidewalk. There are similar concerns about water main issues on the parkway on the south side of Wrightwood in the vicinity of the proposed fence. As noted in the staff report, the existing fence was constructed without a permit, at some point prior to 2012 when the previous property owner had come in for a permit to build the garage addition in 2017, staff noted the fence at that time should've been removed but clearly that was not enforced. To build in accordance with what code requirements due to the narrow width of the lot, they could put a 6 foot high fence in line with the front of the home which is approximately 17 feet from the right-of-way. Due to the concerns from engineering, staff finds that the proposed variation does not comply with the standards set forth in the Zoning Ordinance and therefore Staff recommends denial of the requested variation. We did not receive any public comment for this case in writing but did receive a call shortly before the meeting from the neighbor at 205 S. Harvard that she was in favor of the requested variation.

Mr. Cargill asked if there is a right-of-way on the south border. Ms. Henaghan said no not on the south border. Mr. Cargill said there is a 10 foot easement on the east side? Ms. Henaghan said yes. Mr. Cargill said there is no easement no right-of-way utility easement on the south side. Ms. Henaghan said we don't have record of any easement on the side property line, the survey only shows the 10 foot easement along the rear property line. Mr. Cargill said this fence was non-conforming when they bought it. Ms. Henaghan replied correct. Attorney Freeman said to be clear, was it non-conforming or what is illegal? The staff report indicates that the fence was built without a permit, that is different than non-conforming. Ms. Henaghan said it is both, it is non-conforming and it does not conform to our code requirements, it is not legal non-confirming. Because it was never permitted; so it is both non-conforming and illegal.

The petitioner's friend was sworn in and spoke on behalf of the petitioner. The petitioner said the home was purchased back in August of 2023. At the time of the purchase the closing had been delayed for a couple of violations that were needed to be done according to the inspector. I believe prior to the closing they had an open permit of something that they were trying to finish and they never closed it out. There were some things that they were going to fix and a list was given that they would have to take over, fix and close the permit once they owned the house. One of the things to fix was the fence that was falling apart.

When the list was given to them, one of the things that needed to be fixed in order to close; the fence was not included, it was not mentioned it was on the property line. The closing went through and everything was fine. The owner now tries to close the permit which was previously opened by the previous owners. He applies for the permit and they tell him he cannot have it at the property line, it has to be moved. According to the plat of survey, ComEd as of right now, there is an opening between the fence and the garage and that is where ComEd goes through. He only wants to put the fence where it was, he feels violated because it was not mentioned before he closed on the house.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Cargill said his attorney didn't inform him that this fence was not non-conforming. Attorney Freeman asked Ms. Henaghan if she had any records of a Village Inspector inspecting the property with regard to the condition of the fence. Ms. Henaghan said no, when there is a property transfer, the Village looks for outstanding building permits that are still open, any open service requests for complaints that have been made against the property, as well as making sure that the sump pump isn't discharging to the storm sewer system. There is no building code review or zoning review done at the time of a property transfer. Attorney Freeman asked would you have any idea what this reference to a permit might be about, is there anything that you are aware of with regard to an open permit. Ms. Henaghan said she wasn't sure what permit that would've been, I only check to see if there was a fence permit every applied for which there was not. Attorney Freeman said to be clear there isn't a fence permit that was out there or anything dealing with a fence inspection as far as the Village's files are concerned. Ms. Henaghan said correct. Chair Fotopoulos said to be clear the inspections and the things that needed to be fixed, was not based on what the Village said, based on what the homeowner that was selling it in order to sell the property because there were open permits; so the fence never came into discussion because it was not on one of the list of the sellers. The petitioner said it did come into discussion that they had to fix it and the owner fixed it. It was a list and the owner fixed three and one of the three was the fence, which they only put a post. They tied it with a wire to hold it from leaning towards the neighbor's fence. Chair Fotopoulos said this is not a violation based on the Village, it was a violation that the homeowner said it had to be fixed but the Village did not say it was a violation. If the Village did, they would've told you that they didn't have a permit and it is an illegal fence. Mr. Ariano asked if there was any record of a permit. Ms. Henaghan said no there was never a permit applied for a fence. When there is a transfer of property where there are open code violations where someone has complained about the fence being dilapidated they call in a Code Enforcement Officer to go out there and say the fence needs to be repaired. At that time, the owner would have been responsible for coming in to get a permit to repair the fence. There are times when a property transfer goes through and the buyer agrees to take on responsibility for any outstanding violations but then that responsibility for getting a permit for any required repairs would've then transfer from the buyer to the seller. Mr. Ariano said that is not something that is being inspected before. Ms. Henaghan said no.

Attorney Freeman said the Village doesn't act as a home inspection service. There are a few limited items that were pointed out that the Village would inspect. The Village I inspector goes to the house to do the sump pump inspection and they walk up to the house and they see some other violation, they are not there to say correct that other violation, they are there to do the sump pump inspection. The inspectors for the Village don't act as a home inspector that is why people who buy homes hire private home inspectors to give them a report to say this is a potential problem that needs to be fixed or ask the seller to fix it for you. If you had a real estate attorney at the closing that Attorney should've looked at the plat of survey and said there is something wrong with this fence, it is not in the right place and then you could have done something about that at the closing, but it sounds like the problem you have with regard to the fence is a problem with your seller and not with the Village. The Village was under no obligation and didn't inspect the fence because that is not what the Village does.

Attorney Freeman said the fence as it exists today should have never been built where it was built, because you are asking the Commission to approve a fence that would be illegal. It should have never been there in the first place. You should be doing is asking for a permit to build a fence according to the rules which would have to be in a different location; that is the problem that Staff is pointing out. You can't just say I'm replacing an old dilapidated fence because the old one was illegal from the moment it went in. The fact that it is falling down is really here nor there, even if it was a brand new shiny fence today would it still be illegal.

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

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

Mr. Cargill made a motion to close File #PZ-24-07, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously.

Consideration of File PZ-24-07 as described above.

Mr. Schmitt made a motion to deny the variation with comments from Staff that finds that the proposed variation does not comply with the standards set forth in the Zoning Ordinance and, therefore, staff recommends denial of the requested variation, seconded by Mr. McComb. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

IV. AUDIENCE PARTICIPATION - None

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN - None

VI. ADJOURNMENT

Mr. Schmitt made a motion to adjourn the meeting at 8:50 p.m., seconded by Mr. Ariano.

Motion passed unanimously.

Respectfully submitted,


Georgianne Jakubowski

PLAN COMMISSION MEETING, JUNE 12, 2024

PLEASE SIGN IN

NAME	ORGANIZATION AND/OR ADDRESS
Joseph Mummitt	ARCON Associates, Inc.
SAVINO NUCCIO D'ARGENTO	Lucky Rocks
Tony Whitaker	1514 W. Woodland Ave
Juan Acevedo & Yaneth Diaz	209 Harvard Ave.
GABRIELE PIRELLI	ARCON ASSOCIATE, INC.
WARNER CRUZ	WARNER ACRUZ, LLC
Han Wu	ProLine

Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

August 14, 2024

MEMORANDUM

TO: MARIANNE FOTOPOULOS, CHAIR
AND MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: MICHAEL CRANDALL, DIRECTOR OF COMMUNITY DEVELOPMENT *M.C.*
JENNIFER HENAGHAN, ASSISTANT DIRECTOR OF COMMUNITY
DEVELOPMENT

RE: RECOMMENDATION
PZ 24-09, 1775 W. ARMITAGE COURT (REPCO ASSOCIATES):
APPROVAL OF A PLAT OF RESUBDIVISION AND ASSOCIATED
VARIATIONS TO ALLOW FOR THE CONSTRUCTION OF A BUILDING
ADDITION.

SUMMARY OF REQUEST

The petitioner is requesting approval of a resubdivision to turn his parcel into a lot of record, for which they will need a variation to reduce the minimum lot width from 100 feet to 95 feet. They are also requesting a variation to maintain the existing 9.77-foot side yard setback (where 10 feet is required) as well as a variation to reduce the number of required parking spaces from 11 to 9 to allow for the construction of an addition on the north side of the existing building.

PROPERTY HISTORY

The subject property was annexed in 1961 and is improved with a single-story masonry building that was constructed in 1969.

The Comprehensive Plan recommends that the subject property be developed with industrial land uses. The subject property and the surrounding properties are zoned M2, General Manufacturing and are developed as various industrial uses.

INTERDEPARTMENTAL REVIEW COMMENTS

Building

No comments.

Engineering

1. Due to the existing improvements and conditions on the proposed lot of record, Engineering does not object to the reduced minimum lot and west side yard widths.
2. Currently it appears that there are 14 parking spaces in the rear of the building. Engineering does object to reducing the number of required spaces below the minimum as there has been a trend of more vehicles parking on the streets when those vehicles should be parked on private property.

Fire

No comments at this time.

Police

No comments.

Public Works

No comments.

Planning

When the property was subdivided in 1968 (R1968-054022), the entire block was split into two lots: Lot 2 to the north, and Lot 3 on which the subject property sits. Since 1973, the Village has required all principal buildings to be located on their own individual lots.

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, August 14, 2024 at 5:30 p.m. in the Village Board Room of the Addison Municipal Building, located at 1 Friendship Plaza, Addison, Illinois, to hear the following proposal:

File #PZ-24-09: The petitioner requests approval of a Plat of Resubdivision and associated variations to allow for the construction of a building addition.

The property is located at 1775 W. Armitage Court in Addison, Illinois, and is legally described as follows:

THE WEST 95.00 FEET OF THE EAST 375.00 FEET (AS MEASURED ON THE NORTH LINE THEREOF) OF LOT 3 IN DUPAGE INDUSTRIAL ANNEX, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1968 AS DOCUMENT NUMBER R68-54022, IN DU PAGE COUNTY, ILLINOIS.

Petitioner: Brian Mazzocchi

PIN #: 03-31-101-007

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Plans are on file for public review at the offices of the Community Development Department, Village Hall, 1 Friendship Plaza.

Marianne Fotopoulos, Chair
Planning and Zoning Commission
Addison, Illinois

Daily Herald Newspaper
Issue of July 30, 2024

ALTA / ACCSM LAND TITLE SURVEY

PREPARED BY

MARCHESE SURVEYING, INC.

RESIDENTIAL - COMMERCIAL SURVEYS

1281-G Humbracht Circle
Bardett, Illinois 60103

Phone: (630)830-1570
Fax: (630)830-1844

PROPERTY DESCRIPTION

THE WEST 95.00 FEET OF THE EAST 375.00 FEET (AS MEASURED ON THE NORTH LINE THEREOF) OF LOT 3 IN DUPAGE INDUSTRIAL ANNEX, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1988 AS DOCUMENT NUMBER R88-54022, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: 1775 ARMITAGE COURT IN ADDISON, ILLINOIS.

CONTAINING 23,565.70 SQUARE FEET OR 0.54 ACRES, MORE OR LESS.

PERMANENT INDEX NUMBER

03 - 31 - 101 - 007

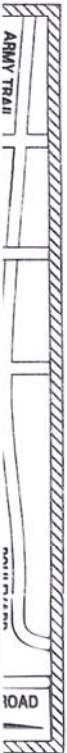
RECORD

COURT

-33.00-

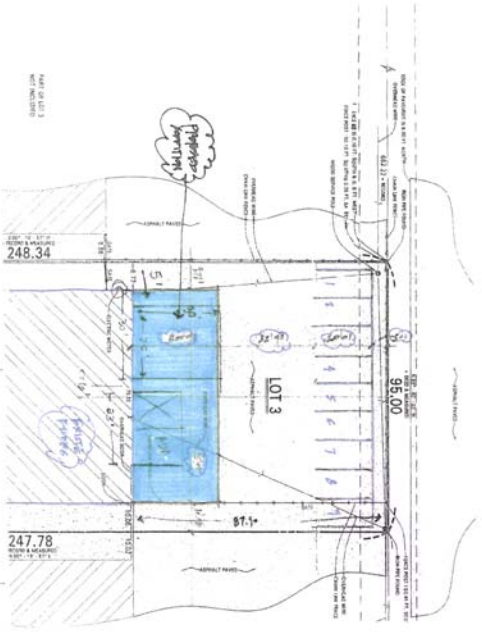
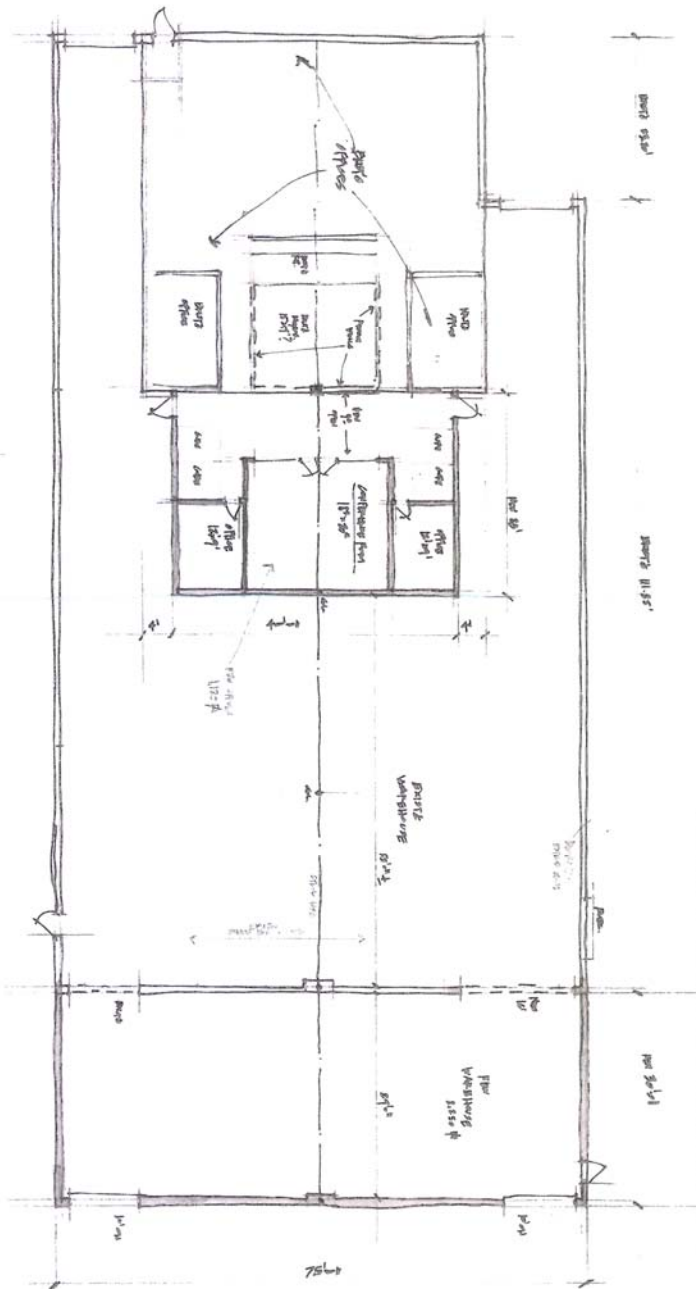
LOT 2

JC UTILITY & DRAINAGE EASEMENT





FLOOR PLAN



Architectural drawing

• Dining Room 13' x 14'
 • Kitchen 10' x 11'
 • Living Room 13' x 14'
 • Bedroom 11' x 12'
 • Bathroom 5' x 6'
 • Washing Room 5' x 6'
 • Dining Room 13' x 14'
 • Dining Room 13' x 14'

BUILDING AREA
 40.11 x 10.97 = 439.43
 40.11 x 10.97 = 439.43
 40.11 x 10.97 = 439.43

APPROX. NO. ROOMS
 10 ROOMS
 10 ROOMS
 10 ROOMS

HM DESIGN

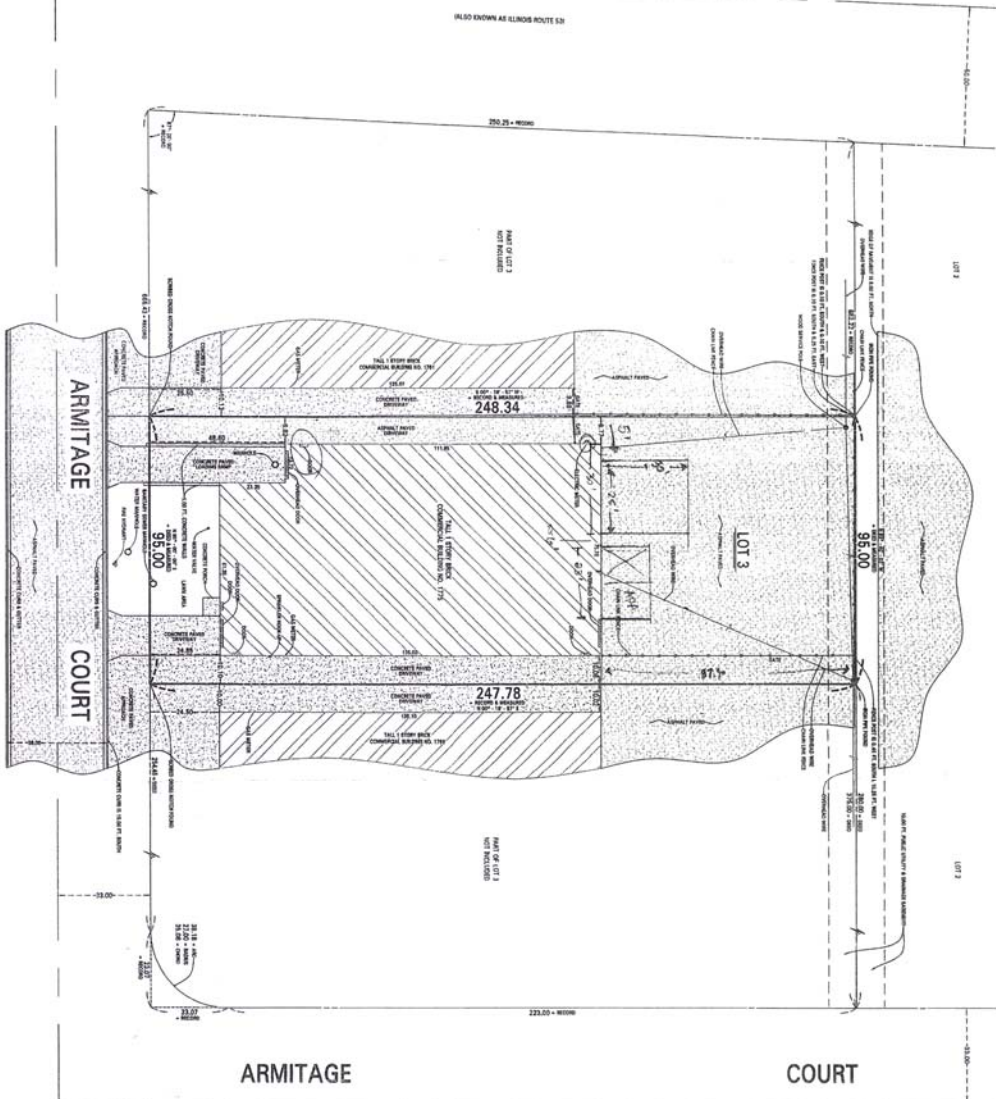
E. REG. ARCHITECT/DESIGN FIRM
 P.O. BOX 3101
 (641) 401-1100
 WWW.HMDESIGN.COM

ALL HAVE APPROVED THIS PLAN WITH
 ANY NOTED CHANGES AND AUTHORIZED THE
 DESIGN TO PROCEED WITH WORKING PAPER.
 CLIENT(S) NAME: _____
 DATE: _____

NORTH

ROHLWING ROAD

ROAD



ARMITAGE COURT

COURT

ARMITAGE COURT

COURT

NOTICE: BASIS OF ALL BEARINGS, SPOON, HERRON AND ASSUMED.

REVISIONS SCHEDULE	DATE
REVISION	



NOT VALID UNLESS SEAL IS IN RED INK.

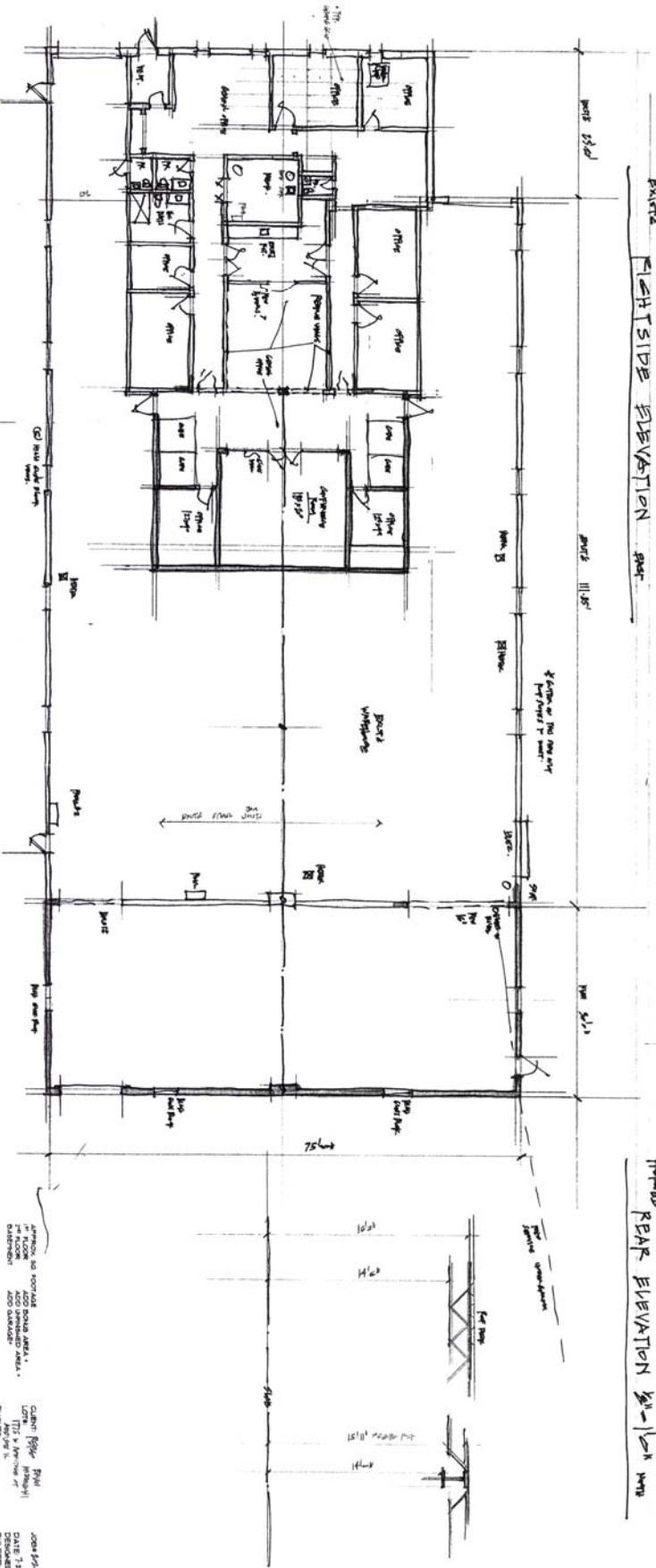
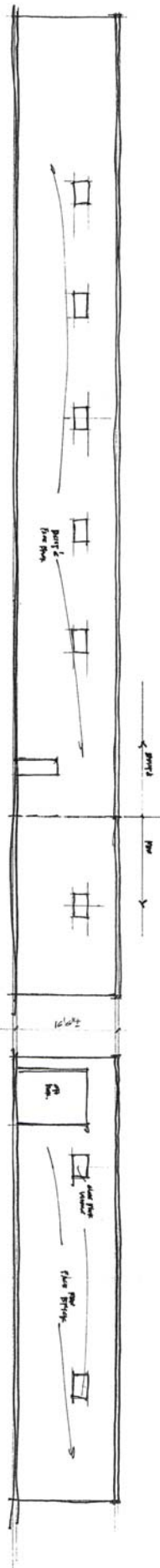
ALTA / ACSM LAND TITLE SURVEY
 PREPARED BY
 MARCHESE SURVEYING, INC.
 RESIDENTIAL - COMMERCIAL SURVEYS
 1281-G Hawthorn Circle
 Burr Ridge, Illinois 60113
 Phone: (630)930-1570
 Fax: (630)930-1844



CONTRAFANG 23,666.70 SQUARE FEET OR 0.54 ACRES, MORE OR LESS.
 REMAINDER INDEX NUMBER
 03 - 21 - 101 - 007

PROPERTY DESCRIPTION
 THE WEST 96.00 FEET OF THE EAST 215.00 FEET AS MEASURED ON THE NORTH LINE, NORTHERN OF LOT 3 IN DUPAGE INDUSTRIAL PARK, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD RANGE OF TOWNSHIP 40 NORTH, COUNTY OF DUKE COUNTY, ILLINOIS, AS DOCUMENT NUMBER 188-90223, IN DUKE COUNTY, ILLINOIS.
 ALSO KNOWN AS: 1775 ARMITAGE COURT IN ADDISON, ILLINOIS.

SCALE: ONE INCH = TWENTY FEET
 ORDER BY: TERRY L. MARCHESE, DUKAKIS AND MARCHESE, L.L.C.
 ATTORNEY AT LAW
 COUNTY OF DUKE
 STATE OF ILLINOIS
 COUNTY OF DUKE
 1. ACCORD TO MARCHESE, BEING A SURVEYOR AND QUALIFIED SURVEYOR IN AND FOR THE STATE OF ILLINOIS, SO HEREBY CERTIFY TO THE TITLE COMPANY:
 1775 ARMITAGE COURT, LLC
 CHICAGO TITLE INSURANCE COMPANY
 MARCHESE THAT
 THIS IS A TRUE AND CORRECT COPY OF THE SURVEY AS SHOWN ON THE PLAT DATED 11/21/2007.
 I, Rocco J. Marchese, Registered Professional Land Surveyor, No. 000000000, State of Illinois, do hereby certify that this is a true and correct copy of the survey as shown on the plat dated 11/21/2007.
 ANY REPRODUCTION OF THIS PLAT WITHOUT THE WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.



FLOOR PLAN

1/8" = 1'-0"

MH DESIGN

L. REED ARCHITECTURE DESIGN FIRM
 1000 S. 1000 W. SUITE 100
 P.O. BOX 2000 (643) 481-1190

DATE: 1/14/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

TOTAL SQ. FT.

APPROX. NO. SQUARE
 FEET FLOOR
 AREA: [Value]
 APPROX. NO. SQUARE
 FEET BALCONY
 AREA: [Value]

CLIENT: [Name]
 LOT: [Value]
 PROJECT: [Name]
 DATE: 1/14/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

WE HAVE APPROVED THESE PLANS WITH
 ANY NOTED CHANGES AND AUTHORIZED THE
 CONTRACTOR TO PROCEED WITH WORKING PER
 CLIENT/BUILDER
 DATE

WWW.MHDESIGN.COM

Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

August 14, 2024

MEMORANDUM

TO: MARIANNE FOTOPOULOS, CHAIR
AND MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: MICHAEL CRANDALL, DIRECTOR OF COMMUNITY DEVELOPMENT

JENNIFER HENAGHAN, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT

RE: RECOMMENDATION
PZ 24-11, 12 W. FACTORY ROAD (AUTO GALLERY CHICAGO):
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.

SUMMARY OF REQUEST

The petitioner is requesting variations to allow vehicles to be parked and stored on a plastic grid paver system instead of a paved surface.

PROPERTY HISTORY

The subject property was annexed in 1956 and is improved with a single-story masonry building that was constructed in 1958.

The Comprehensive Plan recommends that the subject property be developed with industrial land uses. The subject property and the surrounding properties are zoned M2, General Manufacturing and are developed as various industrial uses.

INTERDEPARTMENTAL REVIEW COMMENTS

Building

No comments.

Engineering

Allowing this type of parking surface would set a precedent that would undermine the Standard Specifications for Design and Construction. Unless the Standards are changed, Engineering objects to using pavement materials that have not been included.

Fire

1. Our concern is the maintenance, on-going maintenance that comes with the use of “grass-crete” products.
2. This proposal does not prevent environmental contamination of vehicle fluids, whereas an impervious surface (concrete and similar) does provide for a level of environmental protection.

Police

No comments.

Public Works

No comments.

Planning

When varying the Zoning Ordinance, there must be a determination that there are practical difficulties or particular hardships in complying with the code, as follows:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
2. That the plight of the owner is due to unique circumstances; or
3. That the variation, if granted will not alter the essential character of the locality.

In addition, the Planning & Zoning Commission, shall also take into consideration the extent to which the following facts have been established by the evidence:

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved, would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
5. That the proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

PZ 24-11 – Planning & Zoning Commission
12 W. Factory Rd
August 14, 2024
Page 3 of 3

In March 2024, the petitioner applied for a building permit to improve the green space on the west side of the building with a parking lot that would have a “TRUEGRID” permeable paver system. The TRUEGRID system they are proposing to use consists of interlocking plastic grid tiles that are placed directly on the grass surface and are pressed down with a heavy roller. The petitioner was informed at that time that the Village requires open parking areas to be blacktopped or improved with a comparable hard surface.

RECOMMENDATION

Staff finds that the proposed actions do not comply with the standards set forth in the Zoning Ordinance and, therefore, staff recommends denial of the requested actions.

SUPPORTING DOCUMENTS

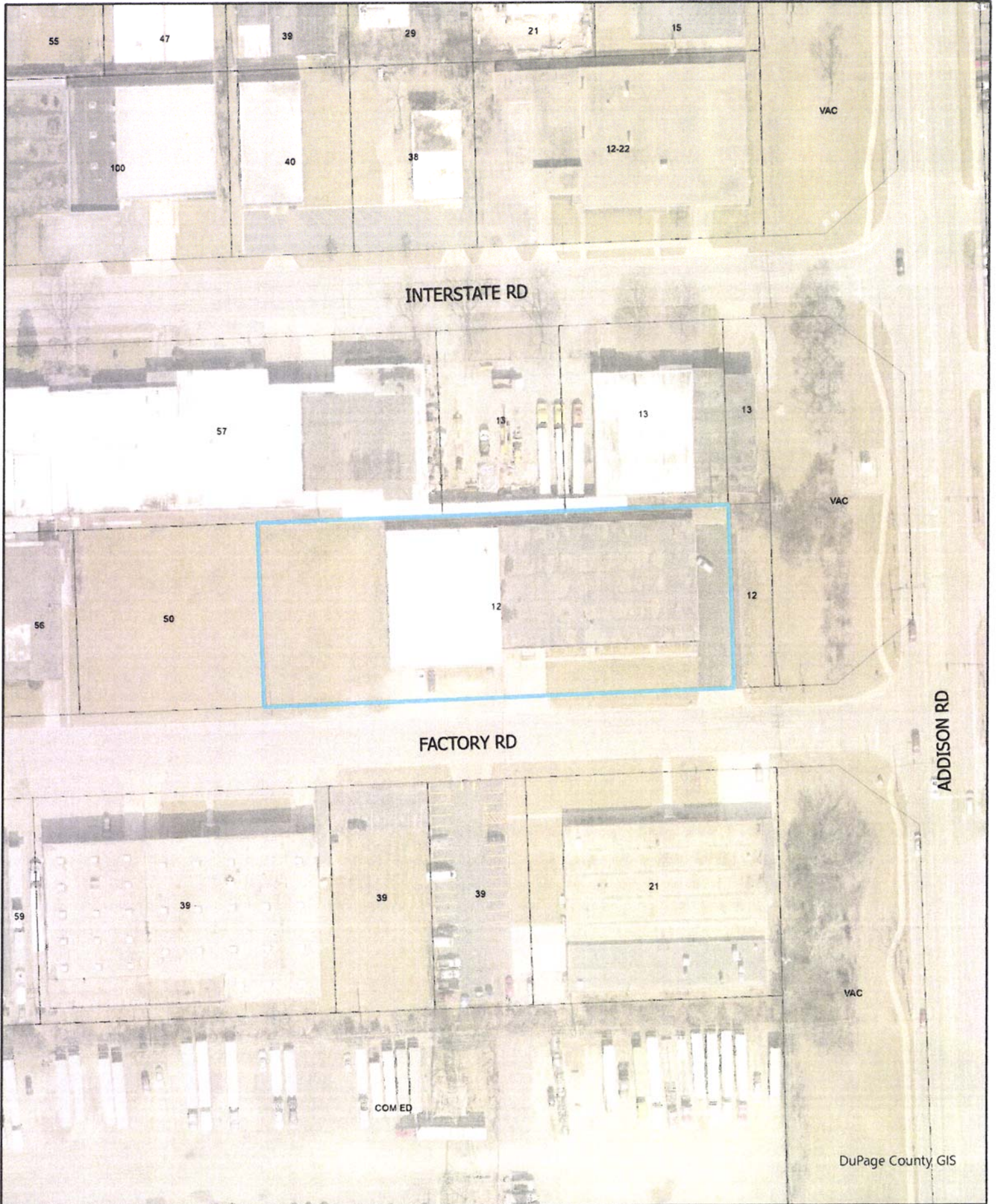
Attached for your review are the following:

- Location Map
- Notice of Public Hearing
- Petitioner Statement and Plans

PZ 24-11, 12 W Factory Rd



Subject Property shown in blue
Village Boundary shown in red



DuPage County GIS

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, August 14, 2024 at 5:30 p.m. in the Village Board Room of the Addison Municipal Building, located at 1 Friendship Plaza, Addison, Illinois, to hear the following proposal:

File #PZ-24-11: The petitioner requests 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 in Addison, Illinois, and is legally described as follows:

LOT 1 IN AUTO GALLERY PLAT OF RESUBDIVISION OF LOTS 15, 16, 17, 18 AND 19 (EXCEPT THE EAST 33.00 FEET THEREOF) IN BLOCK 9 IN PARKER'S ADDISON INDUSTRIAL DISTRICT UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID AUTO GALLERY PLAT OF RESUBDIVISION RECORDED APRIL 15, 2016 AS DOCUMENT NUMBER R2016-036268, IN DU PAGE COUNTY, ILLINOIS.

Petitioner: Peter Alvarez, Auto Gallery Chicago, LLC

PIN #: 03-33-111-018

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Plans are on file for public review at the offices of the Community Development Department, Village Hall, 1 Friendship Plaza.

Marianne Fotopoulos, Chair
Planning and Zoning Commission
Addison, Illinois

Daily Herald Newspaper
Issue of July 30, 2024

Auto Gallery Chicago

12 W. Factory Road Addison, IL 60101 Phone: 630-628-1400

June 21, 2024

Village of Addison
Planning and Zoning Commission
1 Friendship Plaza
Addison, IL 60101

PETITIONER'S STATEMENT

Auto Gallery Chicago, LLC is a business which owns the property at 12 W. Factory Rd in Addison and has operated a car dealership at the location since 2011. A large piece of the land owned at this address is undeveloped and the topographical condition (grass) is not usable in any way for the business. If a variance is not granted and the strict letter of the regulation is enforced, it would result in an undue hardship on the landowner in that the owned land would be useless and de-valued.

The property at 12 W. Factory Rd is unique from other properties within its same zoning classification in that it was previously two parcels and has been modified to provide the ordinance required parking for its retail customers while keeping all its vehicles for sale inside its 26,000 sqft warehouse. The purpose of the variation is security and storage. Auto Gallery Chicago has many vehicles that are not ready to be sold as they are awaiting repairs, paperwork or for other reasons. As of now, these cars need to remain outside of the building which creates a security risk. The proposed project creates a space that is enclosed by a security fence to protect these vehicles and deter crime. Granting this variation will not be detrimental to the public welfare or injurious to the neighborhood. Rather, it will allow for the safe storage of vehicles outside of the building and create a deterrence effect for any potential thieves or vandals. Because this proposed variation is simply for a resurfacing of the current topography and a security fence, it will not have any impact on light or air flow to adjacent properties.

It is important to note that other properties with the same zoning classification are allowed to store their goods outside of their buildings. Granting this variance will allow Auto Gallery Chicago to have the same accommodation as other businesses. While the primary purpose of this variance is storage and security, it will result in more units being sold by Auto Gallery Chicago which is a direct benefit to the Village of Addison via sales tax revenue.

Peter Alvarez


Owner/Managing Member, Auto Gallery Chicago, LLC

This Guide offers step-by-step instructions for quick, hassle-free installation of TRUEGRID® ROOT™ Permeable Paving. If you have any questions about your installation, please contact a TRUEGRID Installation Specialist at (844-900-2944)

Before you begin: Materials & Equipment

Materials checklist

___ TRUEGRID PRO ROOT™ Pavers

Equipment checklist

___ Compaction equipment: to compress TRUEGRID ROOT™ into existing grass.

Example: Heavy roller or plate compactor for smaller areas. Heavy roller is quickest for large areas.

___ circular saw or reciprocating saw (if needed for trimming edges or around existing objects/trees on lot)

_ Core Aerator and Blower

Before you begin: Site Prep

1. Level out any deep potholes or ruts, if needed. TRUEGRID ROOT™ will flex to conform to most surface unevenness that exist.

- Fill in and compact infill for any existing ruts or pot holes in the lot.
- Ground is best to be damp for a softer grass surface before compressing TRUEGRID ROOT™ into place. **DO NOT** wet ground until after you lay the Grid in place.
 - If needed, core aerate the area and blow cores off

Installation steps

1. Install TRUEGRID ROOT™

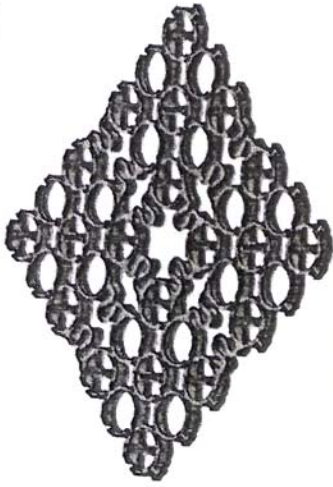
- Start in corner of site with female tabs on grid facing out. Line up grid and connect next grid section with empty cells facing down. TRUEGRID ROOT™ w/the most surface area should be facing up. TRUEGRID will typically go down at around 1000 SF per man/hr.

2. Compress TRUEGRID ROOT™ into damp grass surface w/heavy roller or other equipment.

3. TRUEGRID ROOT™ can be trimmed to fit around trees or any other existing objects that need to remain on grass lot TRUEGRID ROOT™ can be trimmed to fit along parking lot edges, if needed.

NOTES:

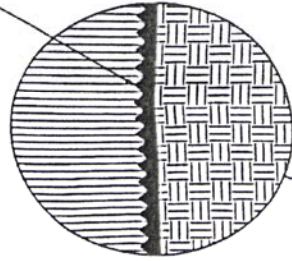
1. IF NEEDED TYPICAL SEEDING OR HYDROSEEDING METHODS FOR GRASS GROWTH ARE ACCEPTABLE WITH TRUEGRID.
2. NO STAKING TYPICALLY NECESSARY WITH TRUEGRID ROOT.
3. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW

PREASSEMBLED & DELIVERED
IN 4' X 4' SHEET. RECONFIGURED
AS NEEDED. NO EXTRA TOOLING
OR ACCESSORIES REQUIRED

TRUEGRID
TRACTION
TREAD



EXISTING SOIL

TRUEGRID ROOT
PERMEABLE
PAVING SYSTEM

GRASS
(EXISTING)

ADJOINING FINISH GRADE
TRUEGRID SURFACE FLUSH
OR SLIGHTLY RECESSED.

1.0"

FOR PRICING OR ORDERING: CALL 1-844-900-2944. IN STOCK.

APPLICATION EXAMPLES:

- GRASS PARKING
- GRASS RUNWAY, TAXIWAY
- EQUIPMENT YARDS
- SWALE STABILIZATION
- SLOPE STABILIZATION

00 ORIGINAL ISSUE

REV

JT

DATE

02/15/2020

DATE

JT

DATE

JT

DATE

JT

DATE

GRASS PARKING/STABILIZATION

MADE IN



U. S. A.

TRUEGRIDPAVER.COM

CLIENT / PROJECT

UNIVERSITY OF CALIFORNIA

BERKELEY

GRASS PARKING

STABILIZATION

PROJECT NO.

DATE

SCALE

DATE

APPROVAL

DATE

DATE

DATE

DATE

DATE

DATE

DATE

TRUEGRID

MADE IN THE USA

TRUEGRID

GRASS PARKING/

STABILIZATION

PROJECT NO.

DATE

SCALE

DATE

DATE

DATE

DATE

DATE

DATE

DATE



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

August 14, 2024

MEMORANDUM

TO: MARIANNE FOTOPOULOS, CHAIR
AND MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: MICHAEL CRANDALL, DIRECTOR OF COMMUNITY DEVELOPMENT
JENNIFER HENAGHAN, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT

M.C.

RE: RECOMMENDATION
PZ 24-12, 313 W. FULLERTON AVENUE ROAD: CONSIDERATION OF HEARING TESTIMONY REGARDING A FENCE VARIATION FOR THE PROPERTY AT 313 W. FULLERTON AVENUE.

SUMMARY OF REQUEST

The petitioner is requesting a variation to allow a privacy fence to be located approximately 15.5 feet from the Fullerton Avenue right-of-way line where a minimum setback of 30 feet is required.

PROPERTY HISTORY

The subject property is improved with a 1.5-story frame single-family residence that was constructed in 1947. The property was annexed in 1962. The Comprehensive Plan recommends that the subject property be developed with neighborhood residential land uses.

The subject property and the properties to the west, south, and east are zoned R2, Single-Family Residence and are developed as single-family homes. The property to the north is zoned R3D, Multiple-Family Residence District (High Density) and is developed as Windridge Court condominiums.

INTERDEPARTMENTAL REVIEW COMMENTS

Building

No comments.

Engineering

1. From an Engineering standpoint, there is no objection as long as the fence is installed behind the principal structure and does not interfere with sight distances or drainage.
2. Most examples that were cited indicating fences closer than 16 feet are actually 30 feet or greater from the right of way as measured in the GIS.
3. 407 W Fullerton measured in aerial photography is approximately 16 from the right of way. I do not know if a permit was acquired for it.
4. This property has drainage flow through. Grades at the property lines shall be maintained to allow for proper drainage.

Fire

No comments at this time.

Police

No comments.

Public Works

No comments.

Planning

When varying the Zoning Ordinance, there must be a determination that there are practical difficulties or particular hardships in complying with the code, as follows:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
2. That the plight of the owner is due to unique circumstances; or
3. That the variation, if granted will not alter the essential character of the locality.

In addition, the Planning & Zoning Commission, shall also take into consideration the extent to which the following facts have been established by the evidence:

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved, would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

4. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
and
5. That the proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The home on the lot is legal nonconforming with an approximately 15.5-foot setback from Fullerton Avenue, and an entry stoop and stairs that encroach further toward the right-of-way. The Zoning Ordinance states that a side yard that adjoins a street shall be considered a front yard, and Section II.J.1.g. states that fences may not be placed within the front building setback. In the R2 District, the minimum required front yard is 30 feet.

RECOMMENDATION

Staff finds that because the home on the lot is legal nonconforming the proposed actions do comply with the standards set forth in the Zoning Ordinance and, therefore, staff recommends approval of the requested actions provided the fence is not installed forward of the principal structure.

SUPPORTING DOCUMENTS

Attached for your review are the following:

- Location Map
- Notice of Public Hearing
- Petitioner Statement and Plans

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, August 14, 2024 at 5:30 p.m. in the Village Board Room of the Addison Municipal Building, located at 1 Friendship Plaza, Addison, Illinois, to hear the following proposal:

File #PZ-24-12: The petitioner requests consideration of hearing testimony regarding a fence variation for the property at 313 W. Fullerton Avenue.

The property is located at 313 W. Fullerton Avenue in Addison, Illinois, and is legally described as follows:

LOT 1 IN PLEASANT VIEW ACRES, BEING A SUBDIVISION OF PART OF LOTS 5 AND 6 OF THE WILL BLECKE FARM, SECTION 33, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 326987, IN DU PAGE COUNTY, ILLINOIS.

Petitioner: Mayra Pasillas

PIN #: 03-33-101-022

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Plans are on file for public review at the offices of the Community Development Department, Village Hall, 1 Friendship Plaza.

Marianne Fotopoulos, Chair
Planning and Zoning Commission
Addison, Illinois

Daily Herald Newspaper
Issue of July 30, 2024

S:\EngShare\PLANNING & ZONING COMMISSION\2024\PZ 24-12 313 W Fullerton variation\Public Notice 24-12.docx

Mayra Pasillas

313 W Fullerton Ave
Addison, IL 60101
(267) 584-7845
mayrapasillas01@hotmail.com
July 5, 2024

Dear zoning committee members,

I am writing this letter in hopes that you can understand why putting a fence up in our home is so important. We have lived in our home for 5 years now. While not putting much thought into purchasing a home in a main street like Fullerton Ave, now with time we have learned that this can be very dangerous. Our lovely family dog Toy got ran over a year ago, we were absolutely heart broken of his tragic death. That was our wake up call for the thought of putting a fence up. Not only will a fence protect our other 2 dogs, but it will protect my 2 beautiful kids. My 7 year old son loves sports and is very into the outdoors, getting those extra baseball practices feel so dangerous now. With constant balls rolling towards the street practicing has now become scary.. On the other hand my 11 year old daughter who has special needs and has mental delay does not understand how dangerous it is to go near the street. I have nightmares of the thought of having another tragedy happening. Since my house is in the corner, people that are walking have cut through my yard multiple times late at night and activate my cameras. That is concerning for me. The only thing that we are asking is to be able to put up this fence alongside the corner of our home like most homes have it. We are not looking to put anything in front of our property but alongside the house. Here are some details of the house.

*Our home was built in 1947, it is about 15.5 feet from the property line, according to the plate of survey. The measurement Tony Zucchero and I got was more like 27 feet.

*The immediate house to the west is about 10 feet from the property line and therefore the fence would not obstruct the neighbors view.

*Another important point is that the parkway on Fullerton is very wide whereas on most streets the sidewalk is only 1 foot from the property line, the sidewalk here is almost 12 feet from property line.

*We are not looking to put a fence for increase home value or anything of that sort but mainly for safety reasons like stated above.

* I ask you to please consider this request knowing that this is for the safety of our kids and dogs. Thank you

Sincerely,

Mayra Pasillas



New questions over the odor

Company reps go before city council — Business, Sect. 2



Daily Herald

Just add salt
Extra taste for summer fruit — Food

dailyherald.com

Wednesday, July 26, 2023

PADDOCK PUBLICATIONS • EMPLOYEE-OWNED

151ST YEAR • NO. 285

Stay Well • \$



PHOTOS BY BRIAN HILL/bhill@daillyherald.com
Mayra Pasillas hugs her 10-year-old daughter, Kimberly Alvarez, who got emotional after she was surprised Tuesday with a Havanese-poodle puppy at her Addison home. Kimberly was born with severe scoliosis, and her family, including Justin, right, recently went through the tragic loss of their dog.

For this girl, happiness is a pupp

After family lost dog, a neighbor and a breeder arranged a gift

BY KEVIN SCHMIT
kschmit@daillyherald.com

After suffering through 28 surgeries and the recent loss of her dog, 10-year-old Kimberly Alvarez has endured far more than her share of pain.

On Tuesday, though, her tears fell from pure joy.

Kimberly and her Addison family were given a tiny Havanese-poodle mix puppy thanks to the generosity of a central Illinois breeder, Windy Acres Puppy Adoptions, and a caring neighbor who deflected all credit.

As Kimberly, who was born with severe scoliosis, gently held her new puppy

outside her home, she was surrounded by family and friends who also couldn't help shedding a few tears.

"Every day she's talked about getting a new dog," said Kimberly's mother, Mayra Pasillas. "We're just so thankful."

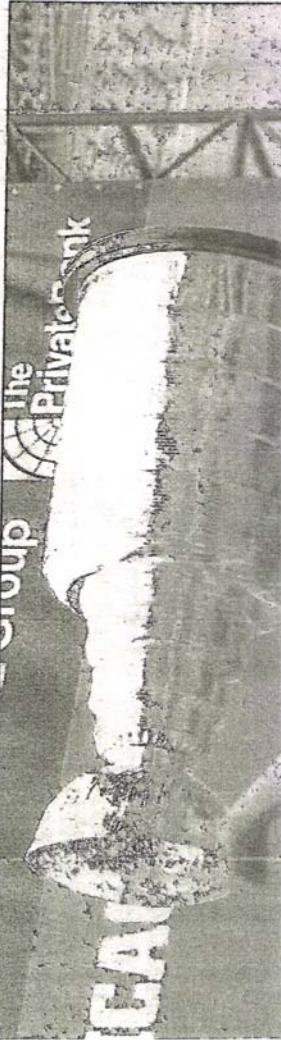
Nancy Caruso, who lives down the block from Kimberly, has her own Havanese-poodle mix named Mimmo. When the Chihuahua owned by Kimberly's family was struck and killed by a car about six weeks ago, Kimberly began visiting Mimmo and wanting to see the dog more often.

"She's always telling her mom, 'Go see Mimmo, go see Mimmo,'" Caruso said.

See PUPPY on PAGE 6



Kimberly hasn't named the puppy



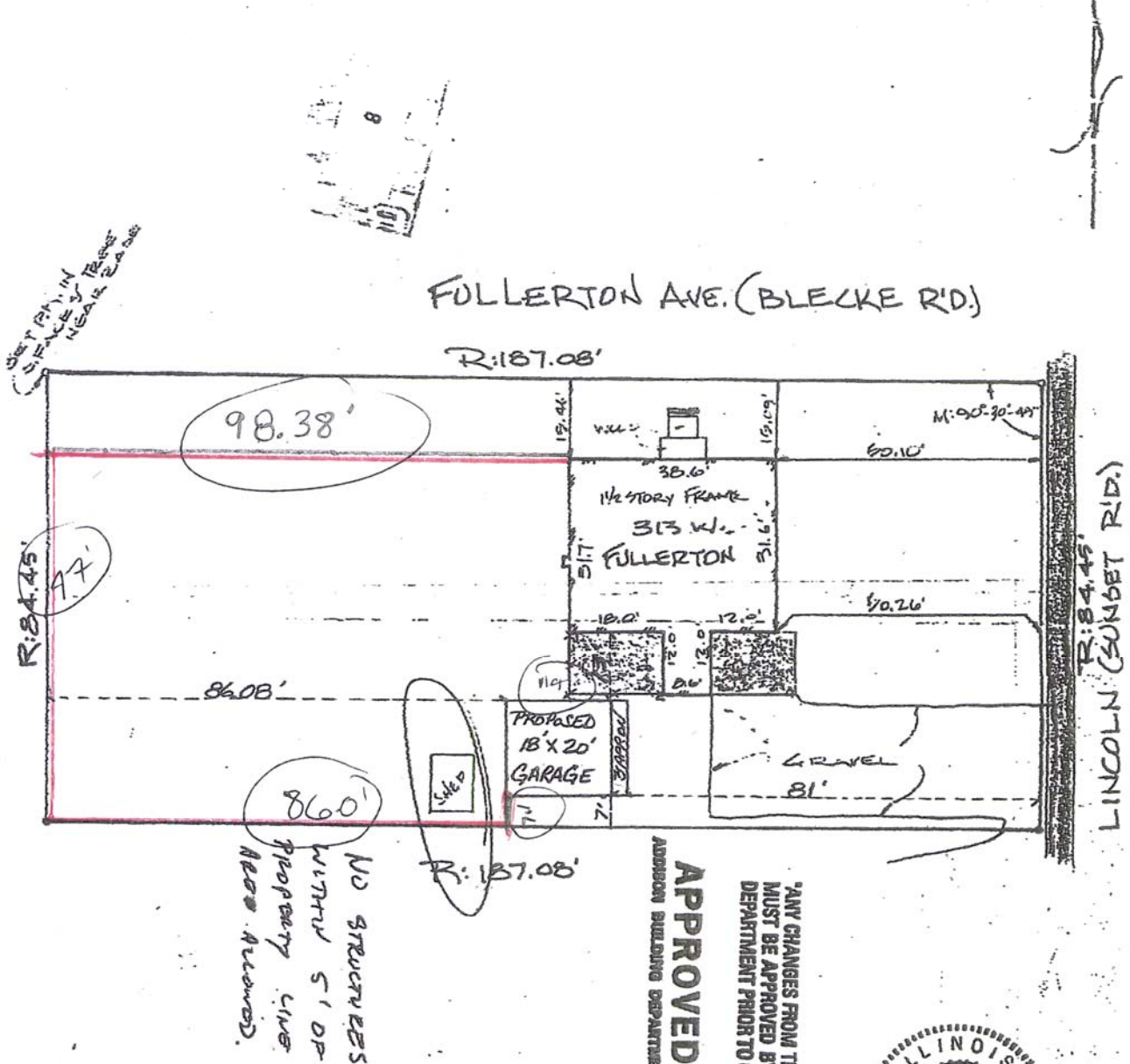
Group The Private Bank

IN COOK COUNTY
Record
obioid

Rocky Wirtz,
1952-2023
He turned

PLAT OF SURVEY

OF LOT 1 IN PLEASANT VIEW ACRES, BEING A SUBDIVISION OF PART OF LOTS 5 AND 6 OF THE WILL BLECKE FARM, SECTION 33, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, RECORDED AS DOCUMENT NO. 526987 IN RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.



APPROVED
 ANSON BUILDING DEPARTMENT
 ANY CHANGES FROM THESE DRAWINGS
 MUST BE APPROVED BY THE BUILDING
 DEPARTMENT PRIOR TO CONSTRUCTION.



Legend	
R- record distance	CH- chord
M- measured distance	● Found iron
D- dead	○ Set iron
Concrete shown shaded	
--- Fence line	
--- Limits of building	
Scale 1" = 20 feet	

SCHLAF-SEDIG & ASSOCIATES, INC.
 410 W. Irving Park Road
 Itasca, Illinois 60143
 (312) 773-1761

Date of Survey JUNE 7, 1989
 State of Illinois
 County of Du Page

I hereby certify that the above described property has been surveyed, under my supervision, according to the official record and that the above plat correctly represents said survey. All distances are in feet and decimals thereof.

I hereby further certify that unless otherwise shown, the buildings on the parcel are within property lines and the adjoining improvements do not encroach on the above described property.

C. T. Amelse

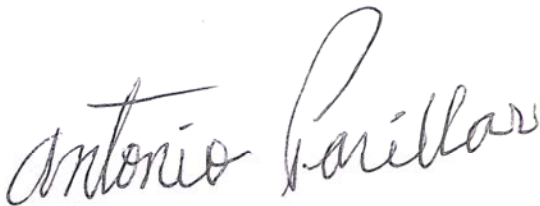
Compare the description of this plat with deed. Refer to title policy for items of record not shown above.

July 6th, 2024

To Whom it may concern,

My name is Antonio Pasillas, I am writing this letter in support for my daughter Mayra Pasillas. Who is looking to put a fence up in her home here in Addison. I have been a resident of Addison for over 33 years. After my daughter's dog that was gifted to my grandkids from my wife and I got ran over right in front of her house I noticed the nerves my daughter developed from having the kids play outside. She is constantly talking about how unsafe she feels of the kids playing outside. My 7 year old grandson is best friends with the neighbor and unfortunately they are constantly having balls roll to the main street. And always asking for an adult to help, but it worries us that one day they think it's okay to grab the ball quickly and have an accident happen. I ask you to please consider this idea of a fence for my grandkids safety.

Sincerely,

A handwritten signature in cursive script that reads "Antonio Pasillas". The signature is written in black ink and is positioned above the typed name and address.

Antonio Pasillas
3N446 Lombard rd
Addison, IL 60101

**Jennifer Ortiz
407 s. Lincoln ave
Addison, IL 60101**

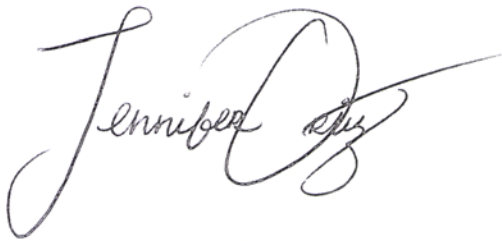
July 3rd, 2024

To whom it may concern,

Hello my name is Jennifer Ortiz I am Mayra Pasillas's neighbor. I live right across the street from her. Both our 7 year old boys have become very good friends and visit eachother often. Mayra has stressed multiple times of her concern with the boys playing outside in her yard due to not having a fence and Fullerton ave is a big street that has a lot of people always driving by high speeds. Mayra's dog got striked last year by a car that drove off. I strongly agree that for Mayra's kids and dogs safety the best would be for her to put up a fence. Thank you for your time.

Sincerely,

Jennifer Ortiz

A handwritten signature in cursive script that reads "Jennifer Ortiz". The signature is written in black ink and is positioned below the printed name.

Date: 7/10/2024 - 1:53 PM
Design Name: main design
Design ID: 317553878113
Estimate ID: 77334
Estimated Price: \$3,556.43

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

FENCE

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Fence Designer
3. Recall your design by entering Design ID: 317553878113
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 317553878113 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Design

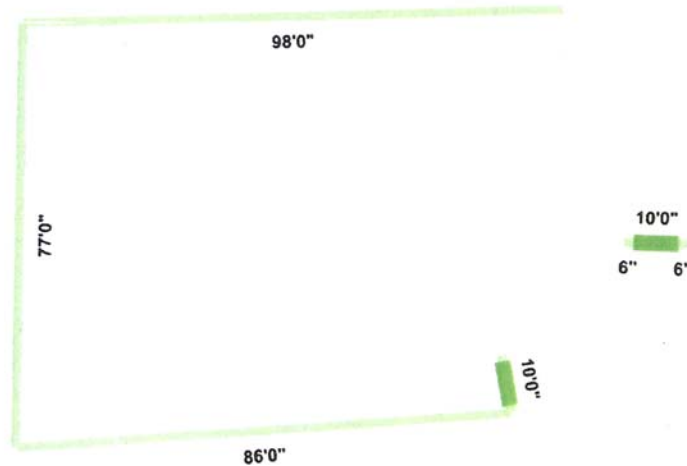


Illustration intended to show general fence size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

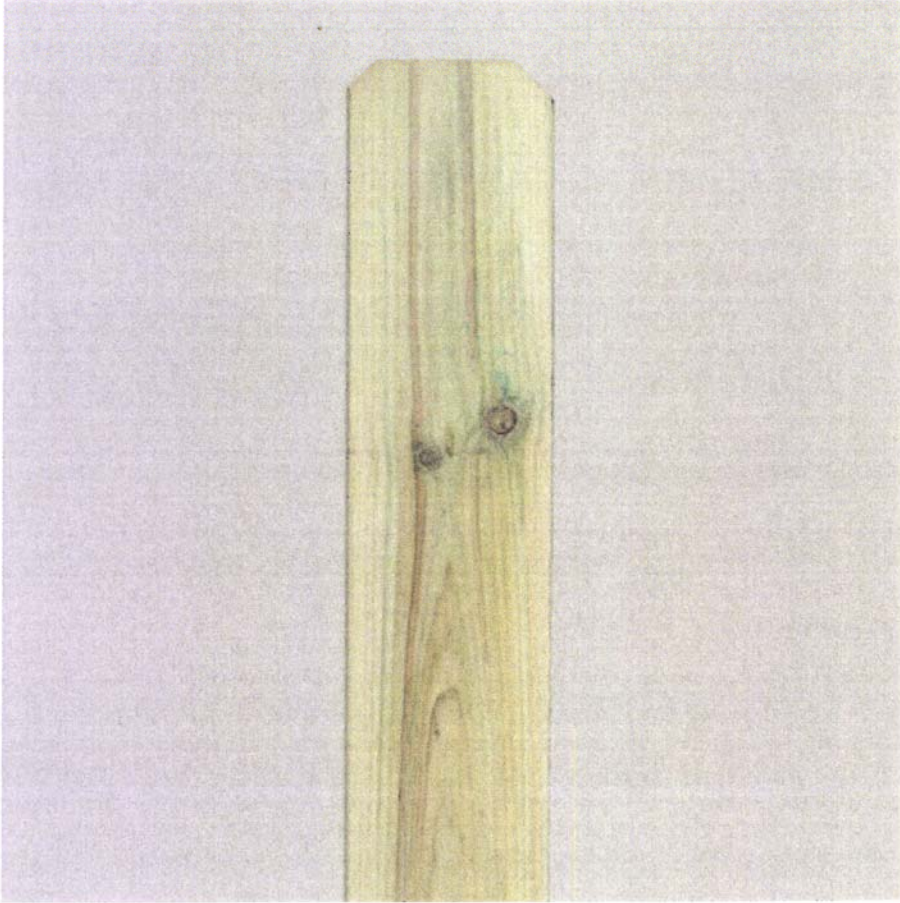
For other design systems search "Design & Buy" on Menards.com

Date: 7/10/2024 - 1:53 PM
Design Name: main design
Design ID: 317553878113
Estimate ID: 77334
Estimated Price: \$3,556.43

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
FENCE

Fence Image



Date: 7/10/2024 - 1:53 PM
Design Name: main design
Design ID: 317553878113
Estimate ID: 77334
Estimated Price: \$3,556.43

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Materials

Length:	282'0"
Type:	Wood Picket
Picket Style:	1 x 6 x 6' Dog Ear AC2® Picket
Fence Design:	Pickets One Side (Spacing In Inches: 0)
Gate:	Homax EasyGate (6' x 10')
Gate:	Homax EasyGate (6' x 10')
Gate Insert:	No Gate Inserts
Post:	4 x 4 x 10' #2 Ground Contact AC2® Timber
Post Footing:	Concrete Mix - 60 lb (Bags of concrete per post: 1)
Stringer:	2 x 3 x 8' Above Ground AC2® Green Pressure (Stringers: 5)
Post Top:	No Post Top
Fastener:	Combo Drive Tan Premium Exterior Deck Screw
Fastener:	Grip Fast® #9 x 3-1/2" Combo Drive Tan Premium Exterior Deck Screw - 5 lb. Box
Cane Bolt:	National Hardware® 1/2"x12" Black Cane Bolt

Date: 7/10/2024 - 1:53 PM
 Design Name: main design
 Design ID: 317553878113
 Estimate ID: 77334
 Estimated Price: \$3,556.43

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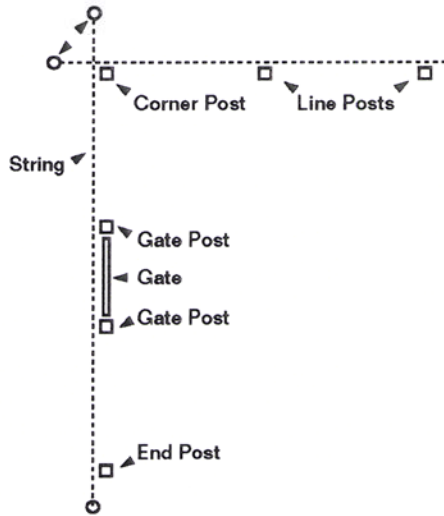
MENARDS®

Design & Buy™ FENCE

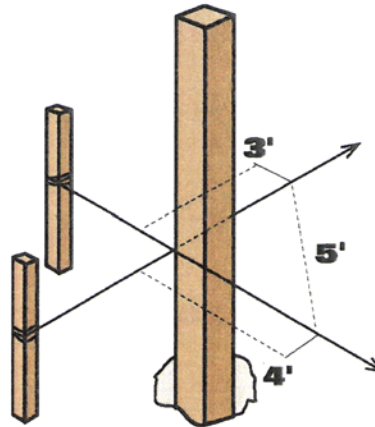
Wood Fence Assembly & Installation

Step 1. Preparation and Layout

Begin by staking out the fence. Locate the fence corners, gate posts and end posts.

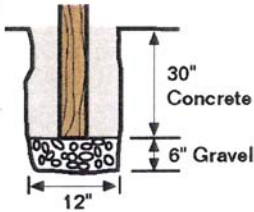


Squaring up corners:
Use the 3-4-5 Triangle Method.

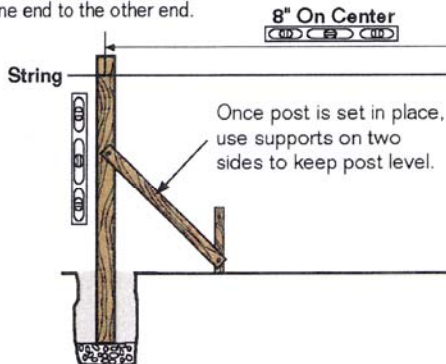


Step 2. Setting the Posts

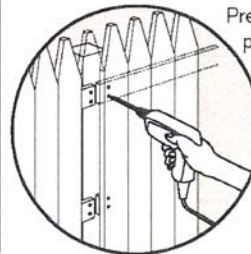
Set posts 8' on center. Dig post holes 12" diameter by 36" deep with 6" of gravel.



Level posts by running line level along the top of posts from one end to the other end.



Step 3. Installing Fence Sections



Pre-drill all holes through the picket and rail. This will prevent wood from splitting.

Attach fence section to posts with rust proof screws or nails.

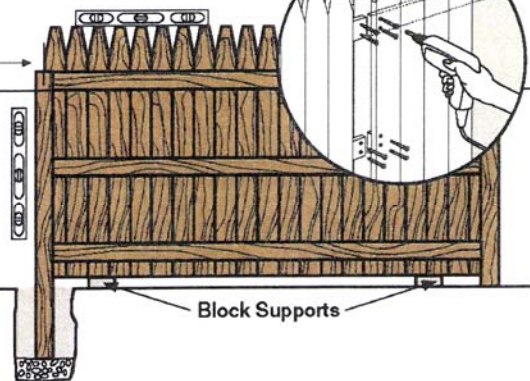


Image #1 & Image #2

Our house, 313 w Fullerton Ave. This is where we would want the fence to start, right from the corner of the house.

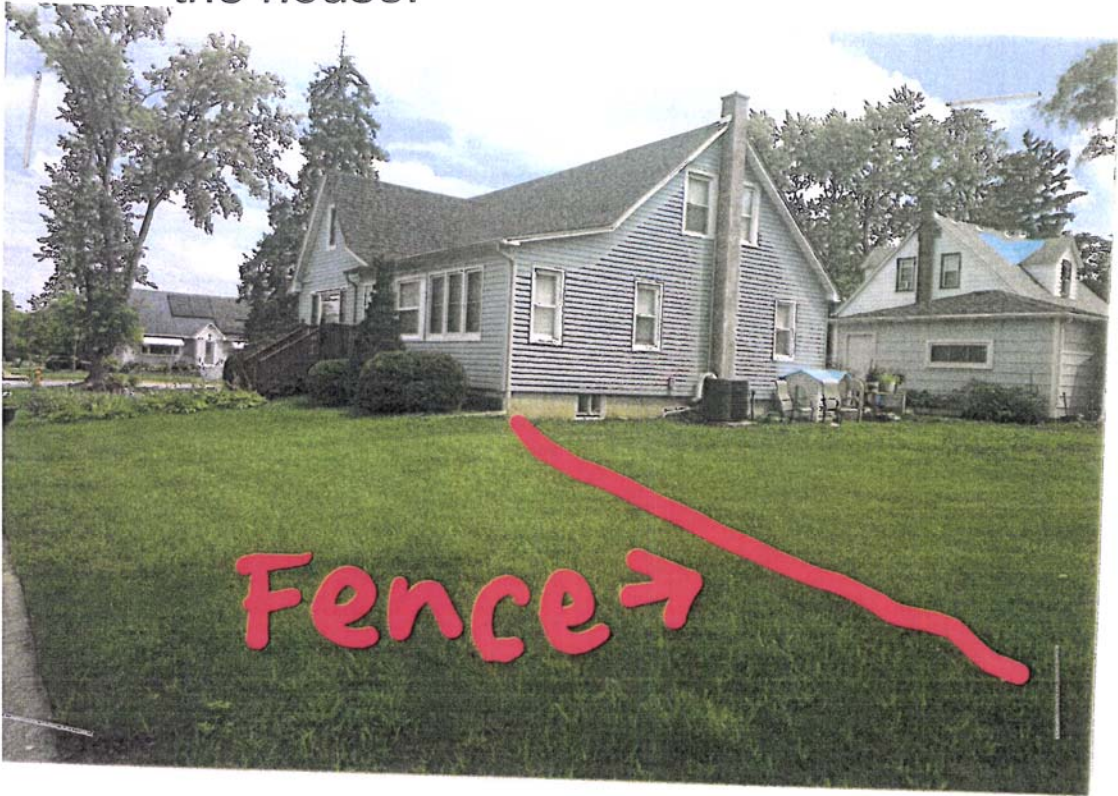
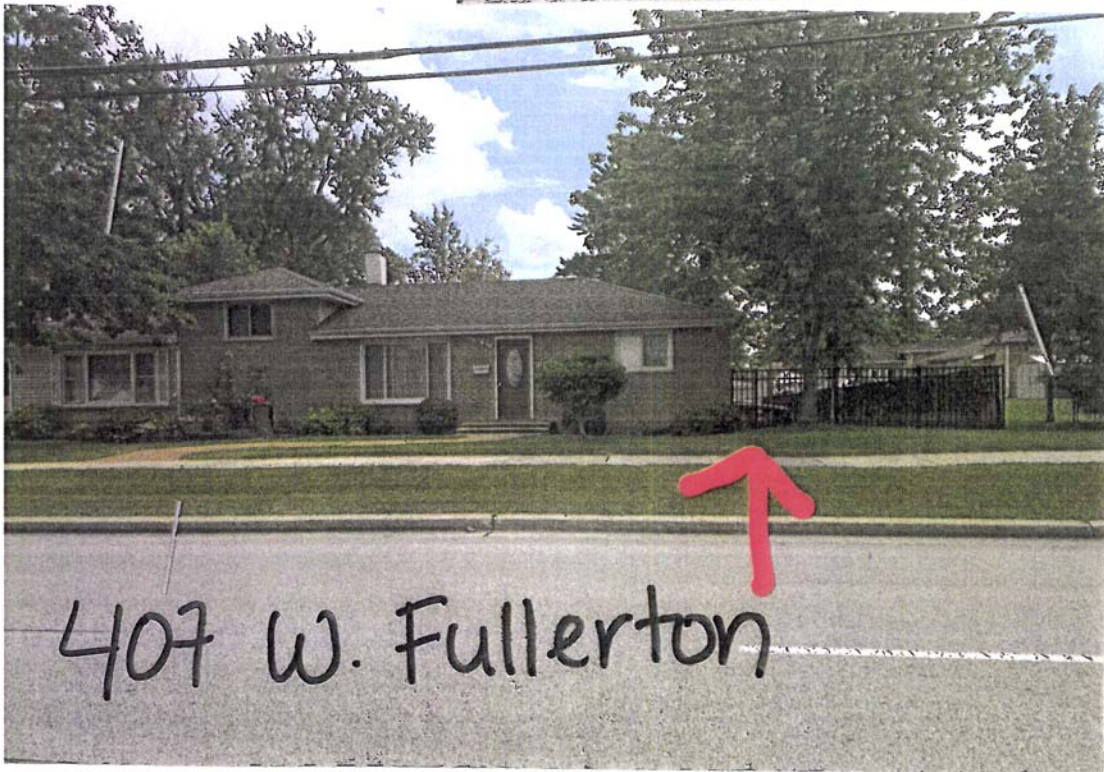


Image # 3-8

These 6 different houses are ALL located on the same street we live on (Fullerton ave) I made sure to specifically choose corner homes that have the side yard just like my property. Like you can see all these houses have a fence that start from the corner alongside the property. Some of these houses are even closer to Fullerton Ave meaning if the fence has to start at 30 feet from property line all or most of these houses would fail this requirement.









Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

August 14, 2024

MEMORANDUM

TO: MARIANNE FOTOPOULOS, CHAIR
AND MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: MIKE CRANDALL, COMMUNITY DEVELOPMENT DIRECTOR *M.C.*

JENNIFER HENAGHAN, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT

RE: RECOMMENDATION
PZ 24-14, TEXT AMENDMENTS: PROPOSED TEXT AMENDMENTS TO SECTION VI OF THE ZONING ORDINANCE OF THE VILLAGE OF ADDISON WITH RESPECT TO THE GENERAL REQUIREMENTS AND ALLOWABLE USES WITHIN MANUFACTURING DISTRICTS.

SUMMARY OF REQUEST

The Village is requesting approval of text amendments to the Zoning Ordinance with respect to the general requirements and allowable uses within Manufacturing Districts. The proposed amendments include:

- Requiring any service, processing, and/or repair activities to be conducted entirely within an enclosed building; and
- Allowing “public and private clubs and lodges, including health clubs and related recreational facilities” as special uses within the M1, M2, and M3 Districts. (These uses are already permitted in M4.)

INTERDEPARTMENTAL REVIEW COMMENTS

Planning

Since reintroducing the Industrial Inspection Program, staff has encountered many businesses that are conducting operations in the front yards, parking lots, etc. This has included automobile repair, recycling drop-off and storage, and other activities. To better enable our inspectors to ensure that the industrial park looks the best it can, staff recommends that the following language be added to Section VI.A. of the Zoning Ordinance (identical to the language found within the Village’s requirements for business districts):

All business, service, storage, merchandise, display, and where permitted, repair and processing, shall be conducted wholly within an enclosed building, except as otherwise

permitted herein for specified uses such as off-street automobile parking, off-street loading, and open-sales lots or outside storage in districts where they are permitted.

Staff also recommends allowing “public and private clubs and lodges, including health clubs and related recreational facilities” as special uses within the M1, M2, and M3 Districts. (These uses are already permitted in M4.) We regularly receive inquiries from gyms, athletic training facilities, and other similar businesses who are looking to rent affordable square footage in the industrial parks. Although these types of uses are prohibited in the M1, M2, and M3 districts, a quick Google Maps search shows many existing uses in the M2 District, such as: Hustle Strength & Performance at 1010 W. Fullerton, Addison United Soccer Club at 400 S. Rohlwing, White Tiger Kenpo Karate at 823 S. Rohlwing, Izzy Style Wrestling at 1 W. Official, Cheer Extreme at 191 W. Factory, and Delta Performance Softball at 60 W. Fay. Unless the Village wishes to move these businesses out of Addison, the Zoning Ordinance should be amended to make them legal uses.

RECOMMENDATION

Staff finds that the proposed text amendments comply with the standards set forth in the Zoning Ordinance and, therefore, staff recommends approval of the requested actions.

SUPPORTING DOCUMENTS

Attached for your review are the following:

- Notice of Public Hearing

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, August 14, 2024 at 5:30 p.m. in the Village Board Room of the Addison Municipal Building, located at 1 Friendship Plaza, Addison, Illinois, to hear the following proposal:

File # PZ-24-14, Consideration of hearing testimony regarding proposed Text Amendments to Section VI of the Zoning Ordinance of the Village of Addison with respect to the general requirements and allowable uses within Manufacturing Districts.

Petitioner: Village of Addison

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. A copy of the proposed text amendments may be viewed at the offices of the Community Development Department, Village Hall, 1 Friendship Plaza.

Marianne Fotopoulos, Chair
Planning & Zoning Commission
Addison, Illinois

Daily Herald Newspaper
Issue of July 30, 2024



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

August 14, 2024

MEMORANDUM

TO: MARIANNE FOTOPOULOS, CHAIR
AND MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: MICHAEL CRANDALL, DIRECTOR OF COMMUNITY DEVELOPMENT *M.C.*

JENNIFER HENAGHAN, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT

RE: RECOMMENDATION
PZ 24-13, 233 N. MILL ROAD: CONSIDERATION OF HEARING TESTIMONY REGARDING VARIATIONS TO SECTION 9 OF THE VILLAGE CODE AND THE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR A PROPOSED DETENTION SYSTEM.

SUMMARY OF REQUEST

The petitioner is requesting variations to the allowable slopes and length to width ratio of the proposed detention facility. This will allow for the construction of a building addition and new playground for the existing day care facility.

PROPERTY HISTORY

The subject property consists of a single-story masonry building that was constructed in 1975, originally serving as the Addison Presbyterian Church. In 2012, the Village granted a Special Use Permit for the operation of a day care facility (O-12-29). The Comprehensive Plan recommends that the subject property be developed with institutional land uses.

The subject property is zoned R1, Single Family Residence. The properties to the west and east are zoned R4 Multiple Family Residence and the property to the north is zoned R3D, Multiple Family Residence (High Density). All are developed as multifamily residences. The property to the south is zoned B1, Local Business District and is developed as a gas station.

INTERDEPARTMENTAL REVIEW COMMENTS

Building

No comments.

Engineering

With respect to requesting a variation to use “4:1 slopes in the landscaping areas in order to minimize the length to width ratio of the detention basin” variation request. Generally Engineering does not object in principle to this request adjacent to detention ponds. However, we reserve the right to fully review the grading plan when final engineering plans are submitted to check for slope reasonableness in other landscape areas.

With respect to “The shape of the basin is not able to be 3:1.” variation request. The wider shape of the basin is important to increase the holding time of runoff and allow the native vegetation to filter out pollutants. Narrow ponds that have been accepted have been required to have channelized bottoms to increase flow path distance. We reserve the right to fully review the plans when final engineering plans are submitted.

With respect to a variation requesting 4:1 slopes on the side of the basin, Engineering does not object in principle to this request as most reasonable requests have been granted. With the pond being four feet deep we are generally ok with it.

Fire

No comments at this time.

Police

No comments.

Public Works

No comments.

Planning

When varying the Zoning Ordinance, there must be a determination that there are practical difficulties or particular hardships in complying with the code, as follows:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
2. That the plight of the owner is due to unique circumstances; or
3. That the variation, if granted will not alter the essential character of the locality.

In addition, the Planning & Zoning Commission, shall also take into consideration the extent to which the following facts have been established by the evidence:

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved, would bring a particular hardship upon the owner as

distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
5. That the proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

RECOMMENDATION

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.

SUPPORTING DOCUMENTS

Attached for your review are the following:

- Location Map
- Notice of Public Hearing
- Petitioner Statement and Plans

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, August 14, 2024 at 5:30 p.m. in the Village Board Room of the Addison Municipal Building, located at 1 Friendship Plaza, Addison, Illinois, to hear the following proposal:

File #PZ-24-13: The petitioner requests approval of variations to Section 9 of the Village Code and the Standard Specifications for Design and Construction for a proposed detention system.

The property is located at 233 N. Mill Road in Addison, Illinois, and is legally described as follows:

LOT 2 IN MILL ROAD RESUBDIVISION OF LOTS B AND C (EXCEPT THE WEST 40.0 FEET THEREOF) AND (EXCEPT THE NORTH 30.0 FEET OF SAID LOT B) IN AHREN'S ASSESSMENT PLAT OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MILL ROAD RESUBDIVISION RECORDED JULY 29, 1970 AS DOCUMENT R70-25869, IN DU PAGE COUNTY, ILLINOIS.

Petitioner: Pascual Gonzalez

PIN #: 03-29-202-003

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Plans are on file for public review at the offices of the Community Development Department, Village Hall, 1 Friendship Plaza.

Marianne Fotopoulos, Chair
Planning and Zoning Commission
Addison, Illinois

Daily Herald Newspaper
Issue of July 30, 2024

PETITIONER'S STATEMENT

INTRODUCTION

The proposed development will include the construction of a building addition and a playground addition to the existing day care facility along with a stormwater basin and associated utilities.

Storm sewers will be constructed to convey runoff from the proposed improvements to the detention basin located on the property. Stormwater improvements will be sized in accordance with the current Village of Addison and DuPage County Stormwater Ordinances. Minor variations to the basin and landscape areas will need to be granted to meet the development needs.

VARIANCES

Ordinance No. O-77-79 - Section 9-3 – Village of Addison Code

Variation Request - *“Ground Slopes - Slopes of landscaped areas shall not exceed ten percent (10%) nor be less than two percent (2%).”*

Variation Justification: We are proposing four (4) to one (1) slopes in the landscaping areas in order to minimize the length to width ratio of the detention basin.

Ordinance No. O-05-98, Section 1403 – Standard Specifications for Design & Construction

Variation Request - *“Detention Basins shall have a length to width ratio of no greater than 3:1 as measured along the longitudinal axis of flow.”*

Variation Justification: The detention system will consist of a surface native vegetated bottom detention basin. The basin is proposed in the landscape area on the north portion of the property, between the existing parking lot and north property line, where the property's stormwater runoff flows in the existing condition. The shape of the basin is not able to be 3:1 or less due to 1) the width of the existing landscape area (measured in the north-south direction), 2) the transitional grading needed to get from the existing parking lot elevations down to the basin's normal water line (NWL), and 3) providing the Village's detention setback requirements off the North property line.

The length of the basin at the NWL is 132' as measured along the longitudinal axis of flow. The width of the basin at the NWL ranges from 4' at the west end to 28' at the east end with an average width of 16'. The proposed length to width ratio ranges from 33:1 at the west end to 4.7:1 at the east end with an average proposed length to width ratio of 8.25:1.

Ordinance No. O-05-98, Section 1405 – Standard Specifications for Design & Construction

Variation Request - *“C. Banks – the Side slopes of the banks of a dry bottom basin shall not be steeper than five (5) horizontal to one (1) vertical.”*

Variation Justification: The detention system will consist of a surface native vegetated bottom detention basin. We are proposing four (4) to one (1) slopes on the sides of the basin in order to minimize the length to width ratio of the detention basin.

Findings of Fact Response (All Variations)

a) That the particular physical surroundings, shape or topographical conditions of the specific property involved, would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;

Response: The physical surroundings of the site and the shape and topography of the area intended to be developed into a stormwater basin restrict the grading & width of the basin. The basin is proposed in the landscape area on the north portion of the property, between the existing parking lot and north property line, where the property's stormwater runoff flows in the existing condition. The shape of the basin is not able to be 3:1 or less due to 1) the width of the existing landscape area (measured in the north-south direction), 2) the transitional grading needed to get from the existing parking lot elevations down to the basin's normal water line (NWL), and 3) providing the Village's detention setback requirements off the North property line.

b) That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;

Response: The shape and design of stormwater is unique to this parcel and would not be applicable in other areas of the zoning district.

c) That the purpose of the variation is not based exclusively upon desire to make more money out of the property;

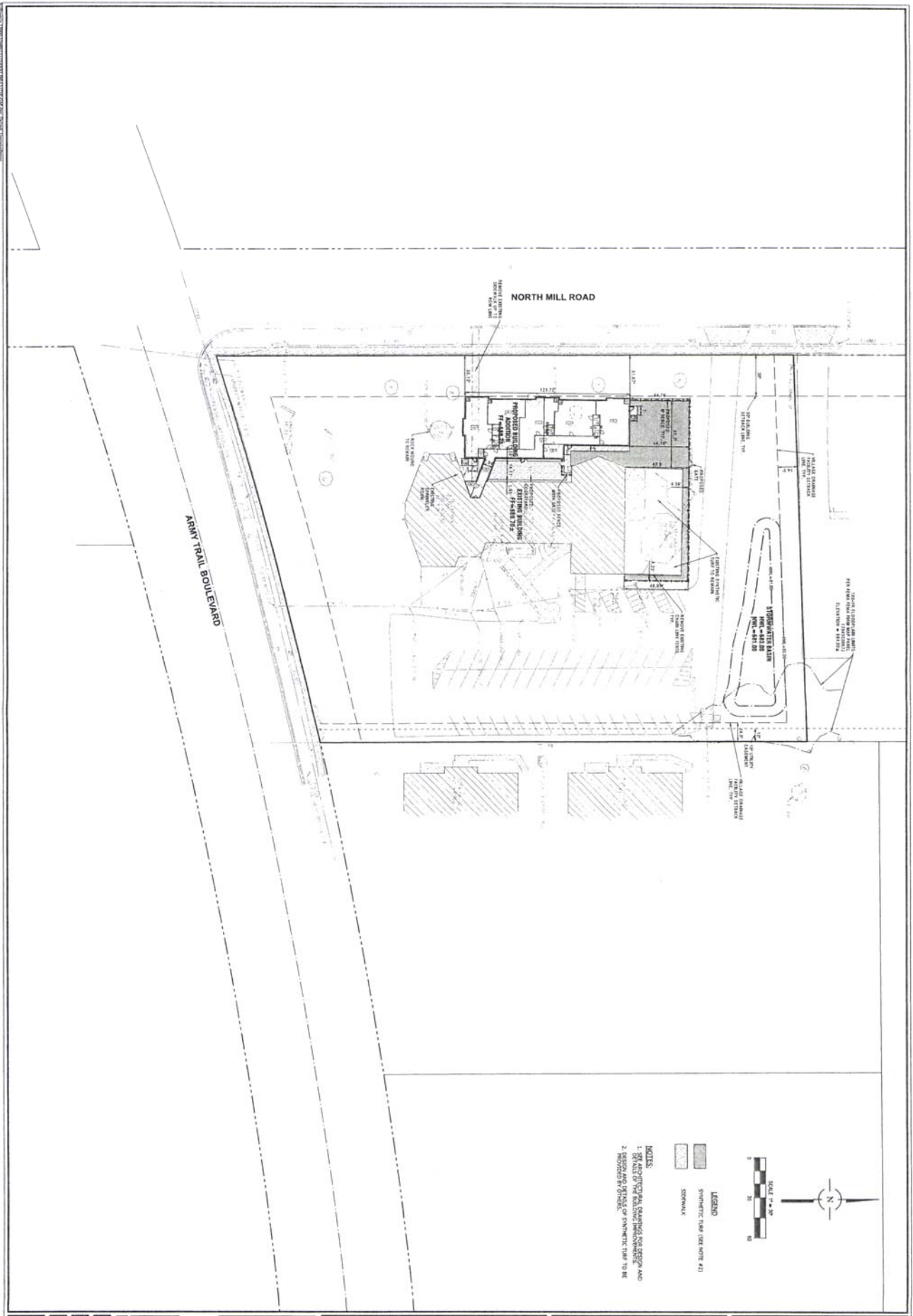
Response: The purpose of the requested variations is to be able to construct a surface native vegetated bottom detention basin within the landscape area where the property's stormwater runoff flows in the existing condition, and to meet the Village of Addison Stormwater Regulations.

d) That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

Response: The variations will have no impact on public welfare or not be injurious. The variations are limited to private improvements that are privately maintained and do not extend to adjacent properties.

e) That the proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

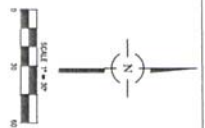
Response: The variations are related to the detention basin only. The variations will have no environmental, light, air impact or diminish or impar property values within the neighborhood.



- NOTES:**
1. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING IMPROVEMENTS.
 2. RESURFACE EXISTING DRIVEWAY TO BE.

LEGEND

- SYNTHETIC TURF (SEE NOTE #2)
- CONCRETE
- GRASSPAK



SPACECO INC.
 9575 W. Higgins Road, Suite 700
 Rosemont, Illinois 60018
 Phone: (847) 896-4360 Fax: (847) 896-4065

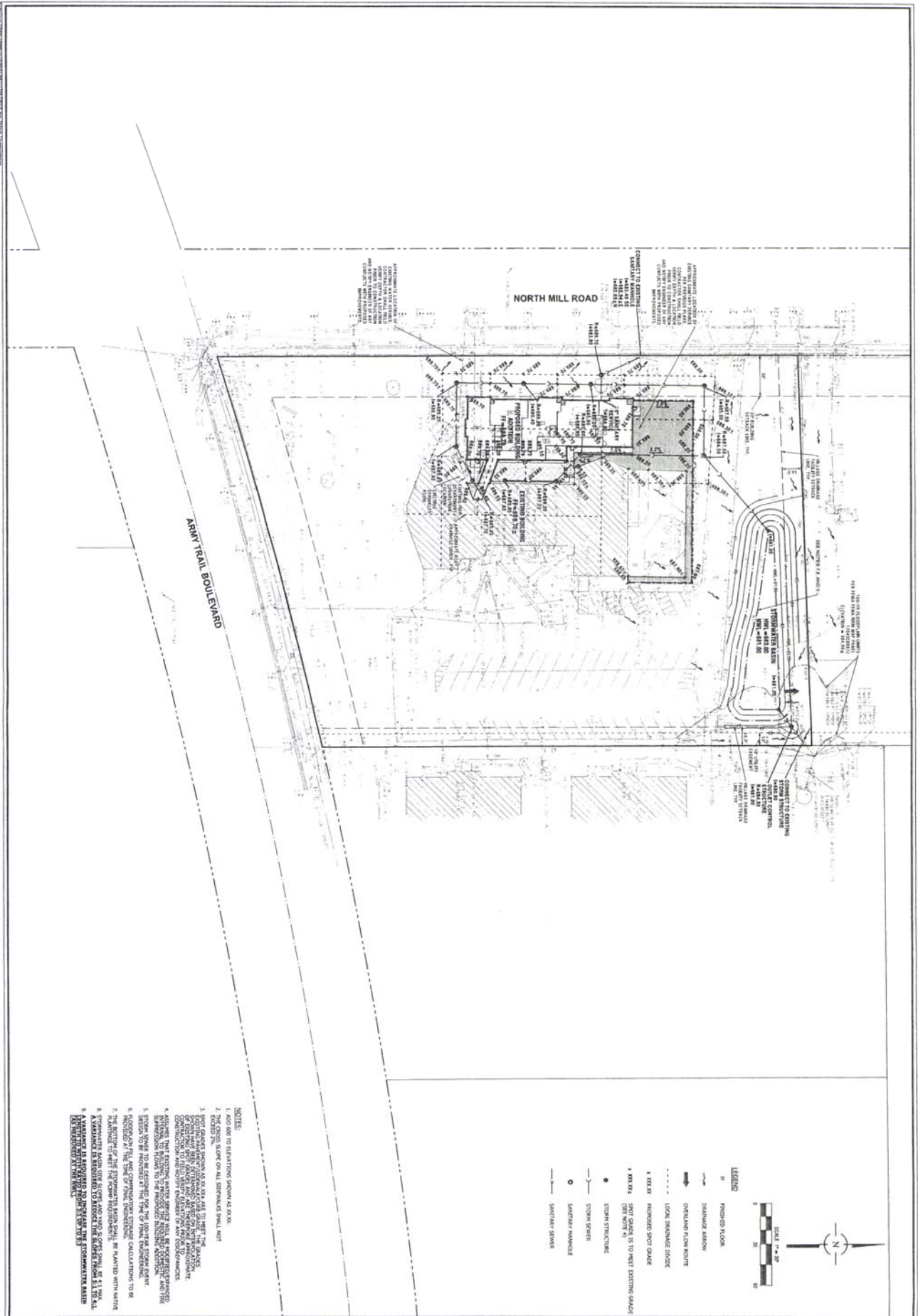
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

PRELIMINARY GEOMETRIC PLAN
LITTLE PRINCE DAY CARE EXPANSION
 233 N. MILL STREET
 ADDISON, ILLINOIS

NO.	DATE	REMARKS

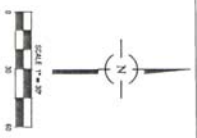
NO.	DATE	REMARKS

SHEET
P-GM
 1 OF 4



- NOTES:**
1. ALSO SEE TO RELATING DRAWING AS NOTED.
 2. EXISTING SPOTS ON ALL SHEETS SHALL NOT BE CHANGED.
 3. SPOT GRADES SHOWN AS XXX.XXX ARE TO MEET THE GRADES SHOWN ON THE ADJACENT SHEETS AND TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
 4. SPOT GRADES SHOWN AS XXX.XXX ARE TO MEET THE GRADES SHOWN ON THE ADJACENT SHEETS AND TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
 5. SPOT GRADES TO BE RECORDED FOR THE ADJUTANT GENERAL'S OFFICE AND FOR THE ADJUTANT GENERAL'S OFFICE AND FOR THE ADJUTANT GENERAL'S OFFICE.
 6. HORIZONTAL TIE AND OPERATIONAL STORAGE CALCULATIONS TO BE PROVIDED AT THE TIME OF FINAL TENDERS.
 7. THE GRADES TO BE RECORDED FOR THE ADJUTANT GENERAL'S OFFICE AND FOR THE ADJUTANT GENERAL'S OFFICE.
 8. STORMWATER BASIN SIZE, LOCATION AND YIELD TO BE DETERMINED BY THE ADJUTANT GENERAL'S OFFICE AND FOR THE ADJUTANT GENERAL'S OFFICE.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE ADJUTANT GENERAL'S OFFICE AND FOR THE ADJUTANT GENERAL'S OFFICE.

- LEGEND**
- FINISHED FLOOR
 - DRAINAGE ARROW
 - OVERLAND FLOW ROUTE
 - LOCAL DRAINAGE DIVIDE
 - PROPOSED SPOT GRADE
 - MANHOLE (SEE NOTE #1)
 - STORM STRUCTURE
 - STORM SEWER
 - SANITARY MANHOLE
 - SANITARY SEWER



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPARCO INC.
 9575 W. Higgins Road, Suite 700
 Rosemont, Illinois 60018
 Phone: (847) 696-4080 Fax: (847) 696-4085

PRELIMINARY GRADING & UTILITY PLAN
LITTLE PRINCE DAY CARE EXPANSION
 233 N. MILL STREET
 ADDISON, ILLINOIS

NO.	DATE	REMARKS

P-GRUT
 SHEET: 1 OF 1



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

August 14, 2024

MEMORANDUM

TO: MARIANNE FOTOPOULOS, CHAIR
AND MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: MICHAEL CRANDALL, DIRECTOR OF COMMUNITY DEVELOPMENT *M.C.*

JENNIFER HENAGHAN, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT

RE: RECOMMENDATION
PZ 24-10, 330-496 E. FULLERTON AVENUE (ST. JOSEPH ESTATES):
APPROVAL OF A PRE-ANNEXATION AGREEMENT, ANNEXATION, REZONING TO THE R3C MULTIPLE FAMILY RESIDENCE DISTRICT (MEDIUM DENSITY), AND A RESUBDIVISION WITH VARIATIONS TO ALLOW FOR THE CONSTRUCTION OF A 61-UNIT TOWNHOME DEVELOPMENT.

SUMMARY OF REQUEST

The petitioner is requesting rezoning from the R1 and R2 Single-Family Districts to the R3C Multiple Family Residence District (Medium Density) and approval of a 61-unit subdivision with variations. The necessary variations include:

- Allowing balconies/patios as permitted encroachments within a front yard;
- Allowing parking within the front yard and interior side yards;
- Allowing driveways to exceed 20 feet in width; and
- Front, side, and rear yard building setback variations.

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

PROPERTY HISTORY

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.

When varying the Zoning Ordinance, there must be a determination that there are practical difficulties or particular hardships in complying with the code, as follows:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
2. That the plight of the owner is due to unique circumstances; or
3. That the variation, if granted will not alter the essential character of the locality.

In addition, the Planning & Zoning Commission, shall also take into consideration the extent to which the following facts have been established by the evidence:

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved, would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
5. That the proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

SUPPORTING DOCUMENTS

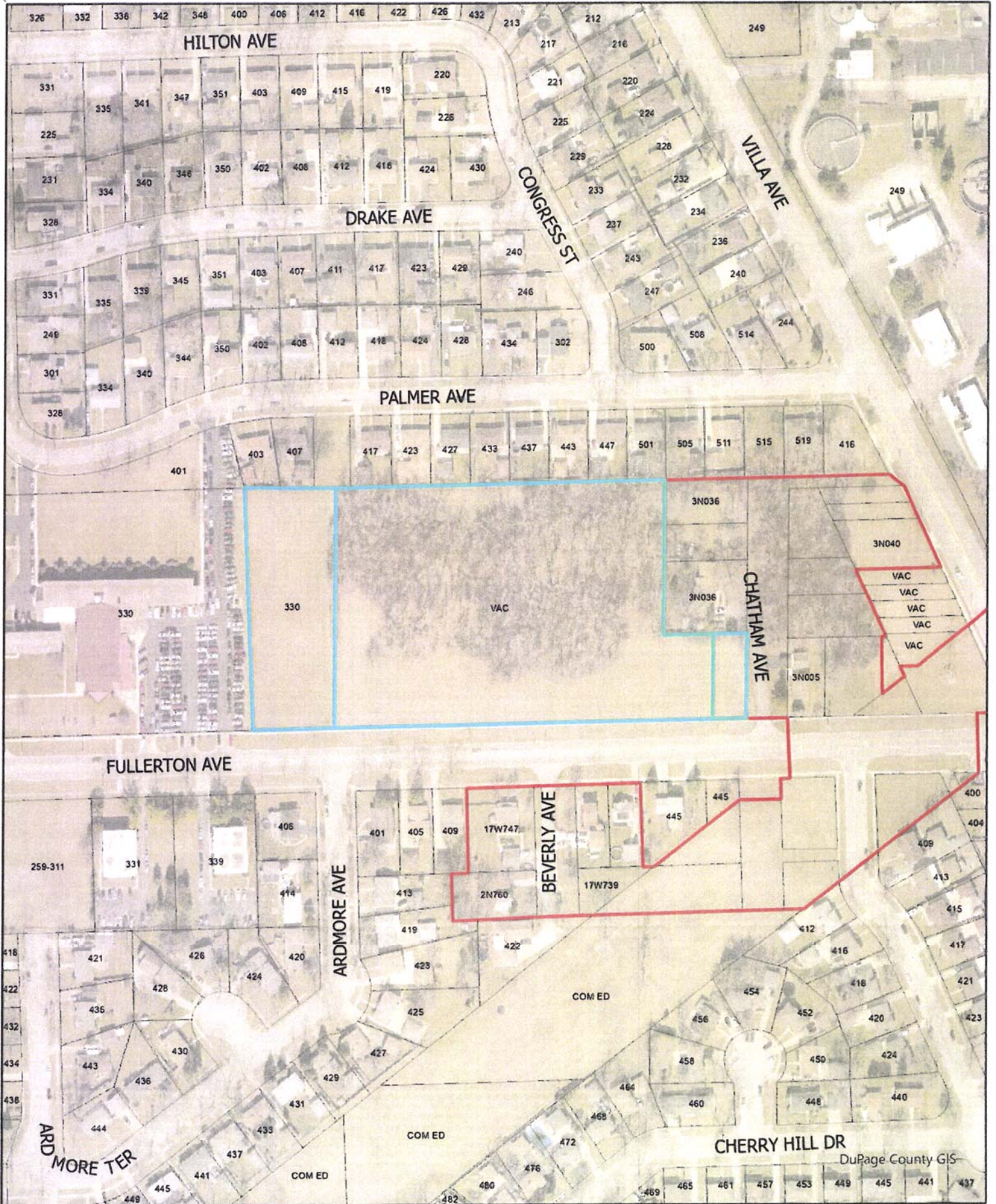
Attached for your review are the following:

- Location Map
- Notice of Public Hearing
- Petitioner Statement and Plans

PZ 24-10, 330-496 E Fullerton Ave



Subject Property shown in blue
Village Boundary shown in red



DuPage County GIS

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, August 14, 2024 at 5:30 p.m. in the Village Board Room of the Addison Municipal Building, located at 1 Friendship Plaza, Addison, Illinois, to hear the following proposal:

File #PZ-24-10: The petitioner requests approval of a pre-annexation agreement, annexation, rezoning to the R3C Multiple Family Residence District (Medium Density), and a resubdivision with variations to allow for the construction of a 61-unit townhome development.

The property is located at 330-496 E. Fullerton Avenue in Addison, Illinois, and is legally described as follows:

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF FULLERTON AVENUE AND THE WEST LINE OF SAID SECTION 27; THENCE EAST ALONG SAID NORTH LINE OF FULLERTON AVENUE A DISTANCE OF 602.00 FEET TO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 5 IN ADLER'S ELMHURST VILLA, A SUBDIVISION IN SECTION 27 AND 34, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 140.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ALSO ON THE SOUTH LINE OF LOT 4 IN BLOCK 5, AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 81.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF LOTS 4, 3, 2, AND 1 IN BLOCK 5, AFORESAID, A DISTANCE OF 253.7 FEET TO A POINT IN THE SOUTH LINE OF FAIRHAVEN UNIT NO. 1; THENCE WEST ALONG THE SOUTH LINE OF SAID FAIRHAVEN UNIT NO. 1, A DISTANCE OF 521.0 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE SOUTH ALONG SAID WEST LINE OF SECTION 27 A DISTANCE OF 393.7 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 2:

LOT 5 IN BLOCK 5 IN ADLER'S ELMHURST VILLA, BEING A SUBDIVISION IN PARTS OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1928 AS DOCUMENT 217376, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 3:

LOTS 1 AND 2 IN BLOCK 7 IN ADLER'S ELMHURST VILLA, BEING A SUBDIVISION IN PARTS OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1928 AS DOCUMENT 217376, IN DUPAGE COUNTY, ILLINOIS,

TOGETHER WITH THE VACATED WEST HALF OF ARDMORE AVENUE LYING
EASTERLY OF THE AFOREMENTIONED LOTS 1 AND 2.

Petitioner: Yellowstone Construction LLC

PIN #: 03-27-322-018, 03-27-322-019, and 03-28-427-018

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Plans are on file for public review at the offices of the Community Development Department, Village Hall, 1 Friendship Plaza.

Marianne Fotopoulos, Chair
Planning and Zoning Commission
Addison, Illinois

Daily Herald Newspaper
Issue of July 30, 2024

S:\EngShare\PLANNING & ZONING COMMISSION\2024\PZ 24-13 233 N Mill Rd variation\Public Notice 24-13.docx

FINAL PLAT OF RESUBDIVISION
OF
ST. JOSEPH ESTATES

PHN 03-27-322-018
PHN 03-28-437-018

PERMISSION TO RECORD

STATE OF ILLINOIS
COUNTY OF DU PAGE
I, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT OF RESUBDIVISION WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF SAID COUNTY ON THE 15TH DAY OF FEBRUARY, 2018, AT 10:00 A.M. AT THE OFFICE OF THE COUNTY CLERK.



DATE OF RECORDING

FILED FOR RECORD

15 FEB 2018

10:00 AM

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BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THIS SURVEY IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, R.S. 48:151, AND THE REGULATIONS THEREUNDER, AND IS SUBJECT TO THE JURISDICTION OF THE BOARD OF SURVEYING AND MAPPING, STATE OF LOUISIANA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING, STATE OF LOUISIANA, AND IS LICENSED TO PRACTICE SURVEYING IN THE STATE OF LOUISIANA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING, STATE OF LOUISIANA, AND IS LICENSED TO PRACTICE SURVEYING IN THE STATE OF LOUISIANA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING, STATE OF LOUISIANA, AND IS LICENSED TO PRACTICE SURVEYING IN THE STATE OF LOUISIANA.

UTILITY INFORMATION

ALL UTILITIES SHOWN ON THIS SURVEY WERE LOCATED BY THE SURVEYOR OR BY OTHER SURVEYS REFERRED TO IN THIS REPORT. THE SURVEYOR HAS BEEN ADVISED THAT THE UTILITIES SHOWN ON THIS SURVEY ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OR DEPTH OF SUCH UTILITIES. THE SURVEYOR HAS BEEN ADVISED THAT THE UTILITIES SHOWN ON THIS SURVEY ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OR DEPTH OF SUCH UTILITIES.

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and licensed to practice surveying in the State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same is a true and correct copy of the original survey as shown to me by the owner or his agent.



[Signature]
 SURVEYOR

BOUNDARY AND TOPOGRAPHIC SURVEY

NO.	DATE	DESCRIPTION	BY	SCALE	STATUS
1	11/15/2023	BOUNDARY AND TOPOGRAPHIC SURVEY	J. M. [Name]	AS SHOWN	FINAL

LEGEND

- Parcel boundary
- Property line
- Survey line
- Contour line
- Utility line
- Right-of-way line
- Setback line
- Other

ABBREVIATIONS

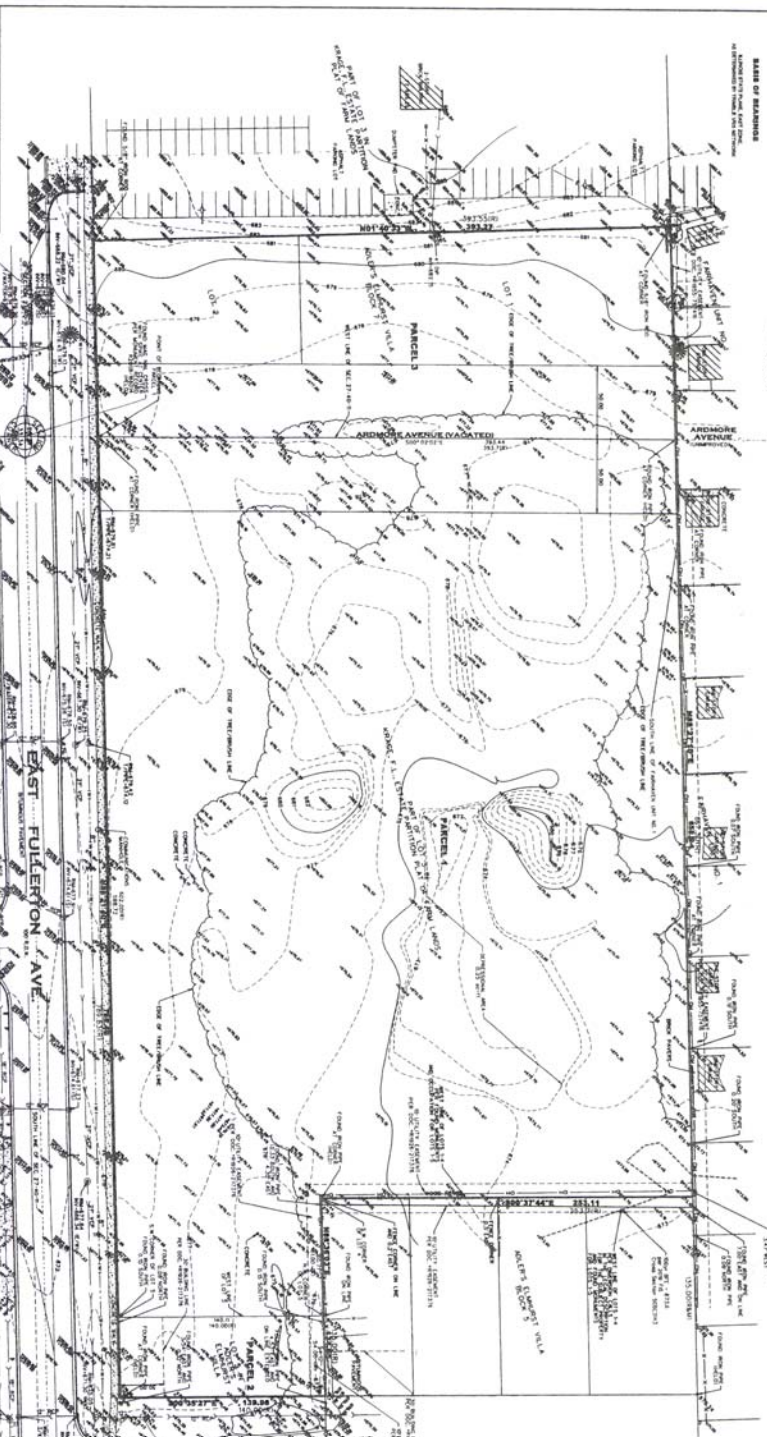
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ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS UNLESS OTHERWISE SPECIFIED.

ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE SPECIFIED.

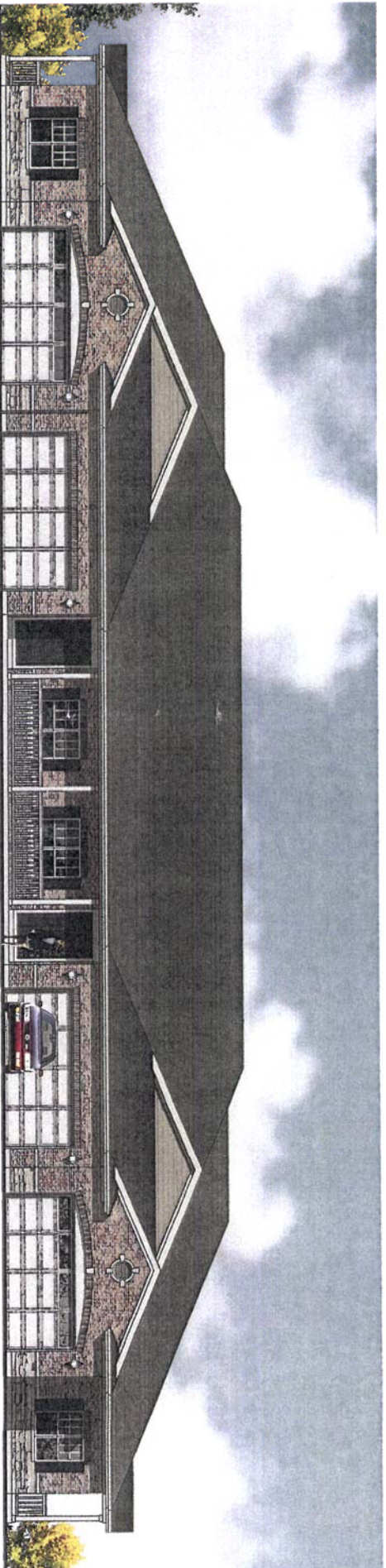
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ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.

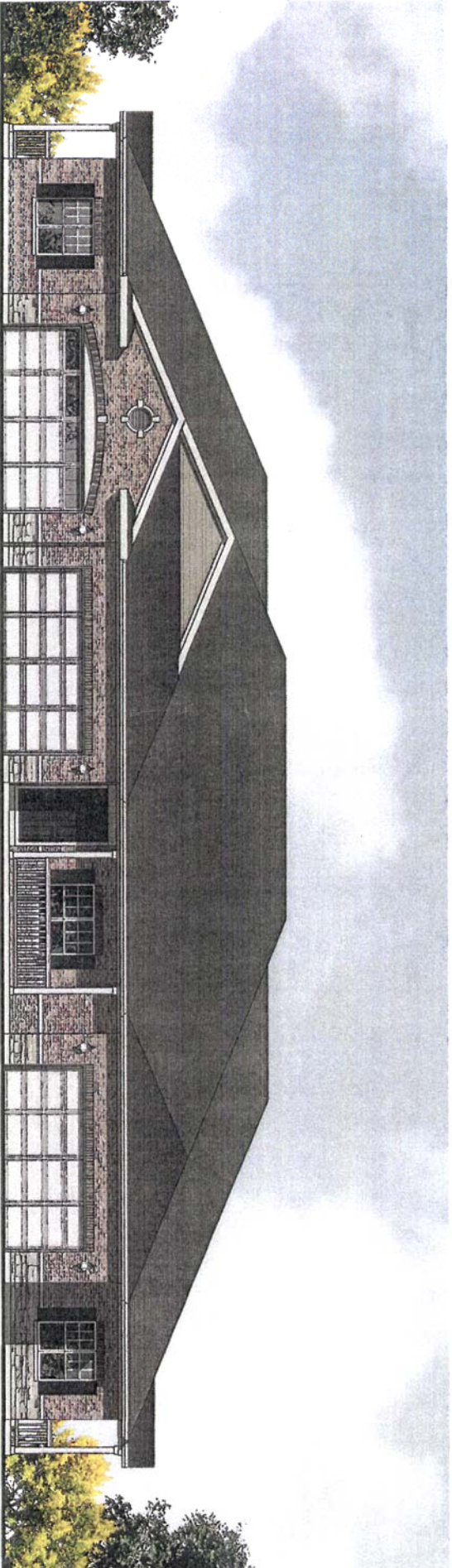


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SCALE: 1" = 100'

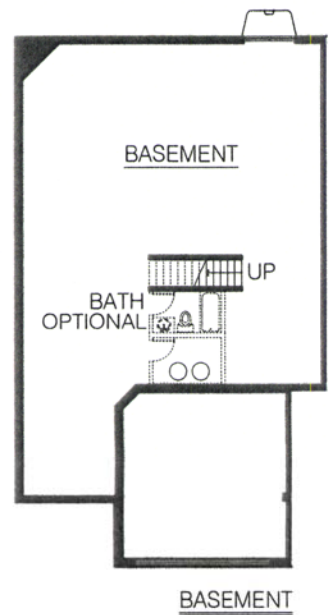
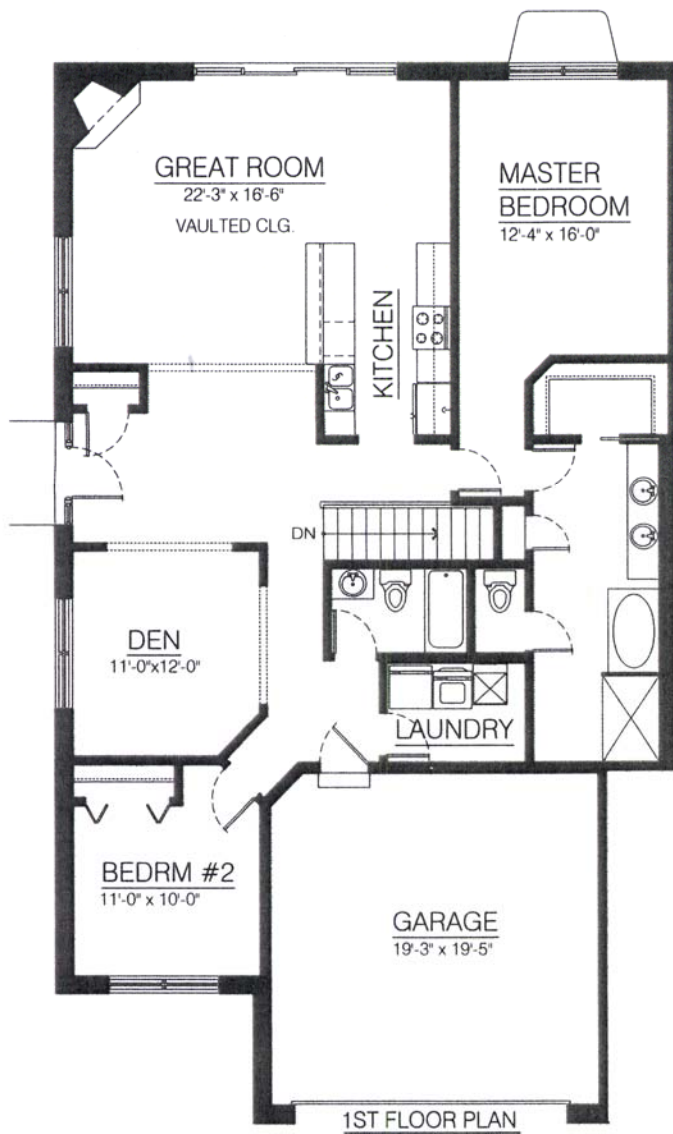


BLOCK 1 - FRONT ELEVATION



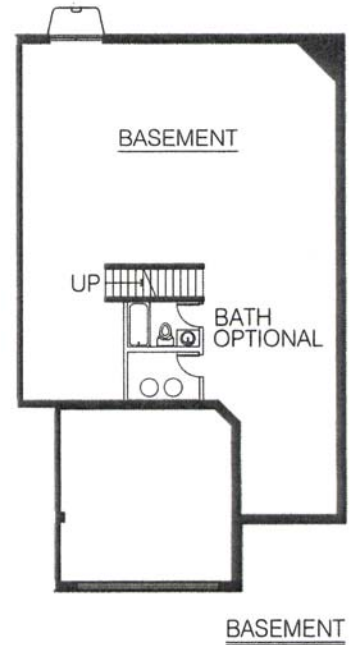
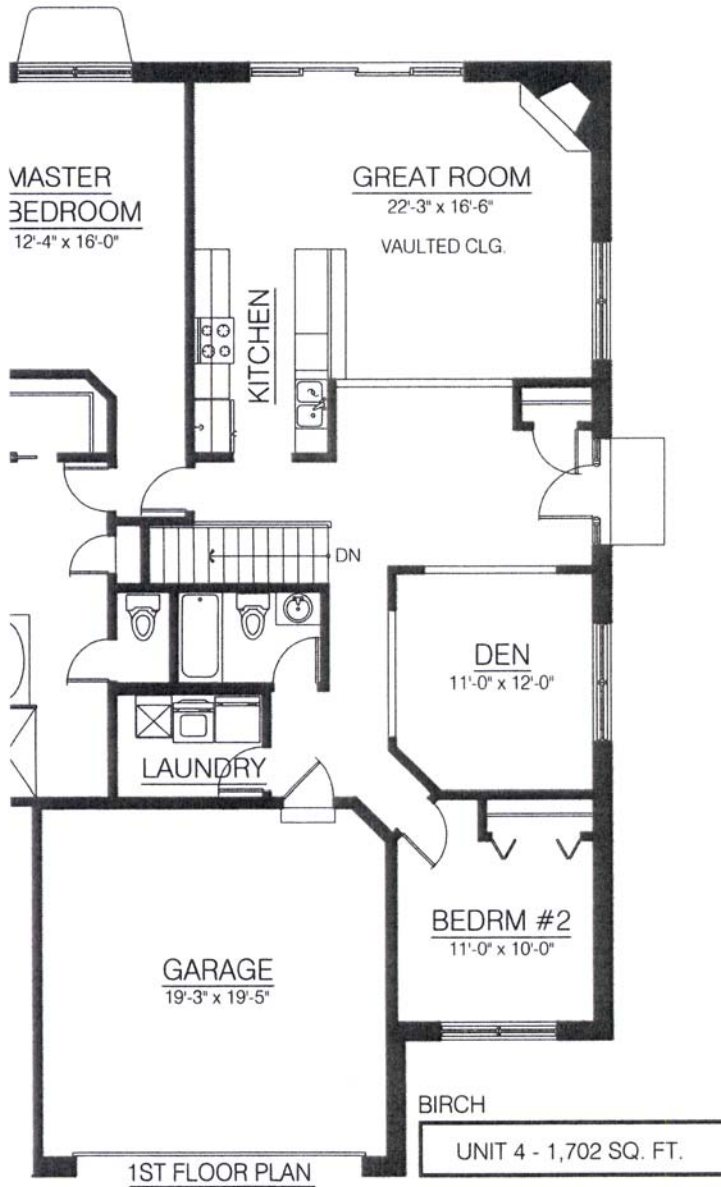
BLOCK 2 - FRONT ELEVATION

BIRCH - I



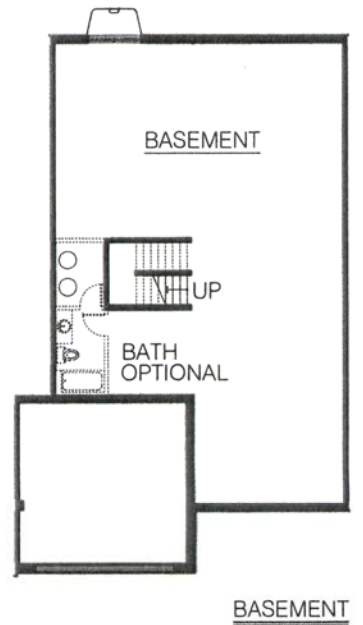
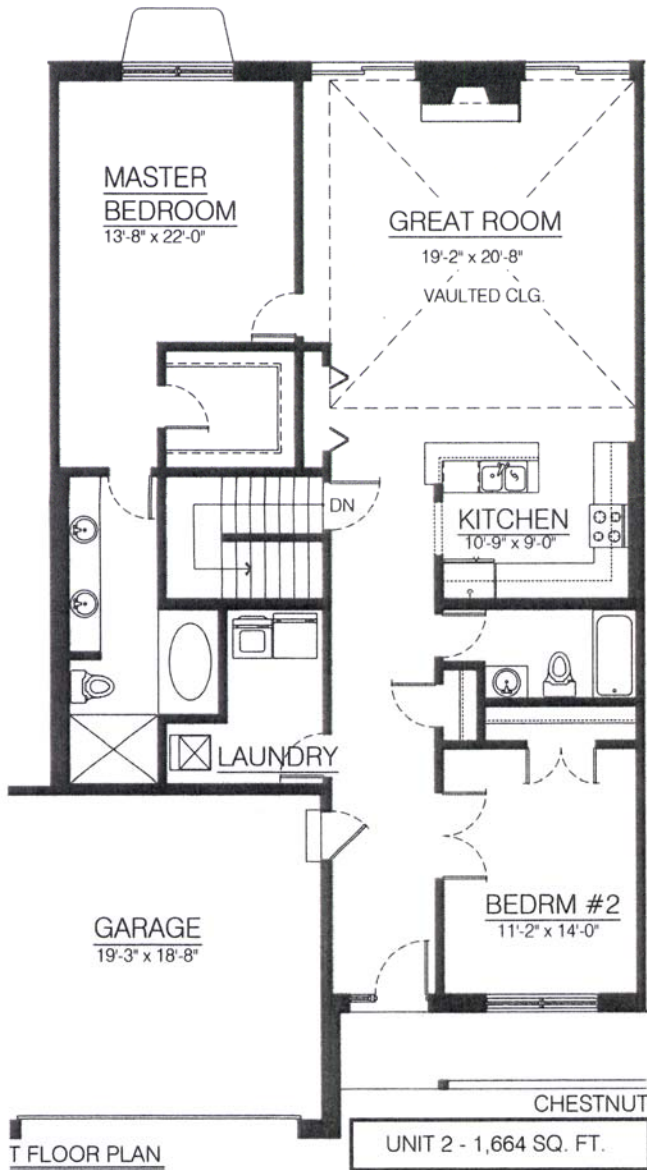
Unit 1 - 1702 Sq. Ft.

BIRCH - II



Unit 1 - 1702 Sq. Ft.

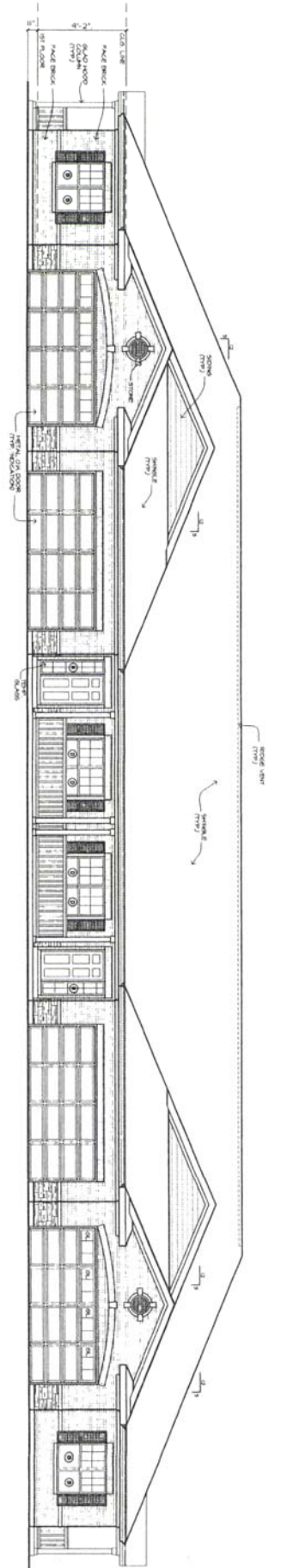
CHESTNUT



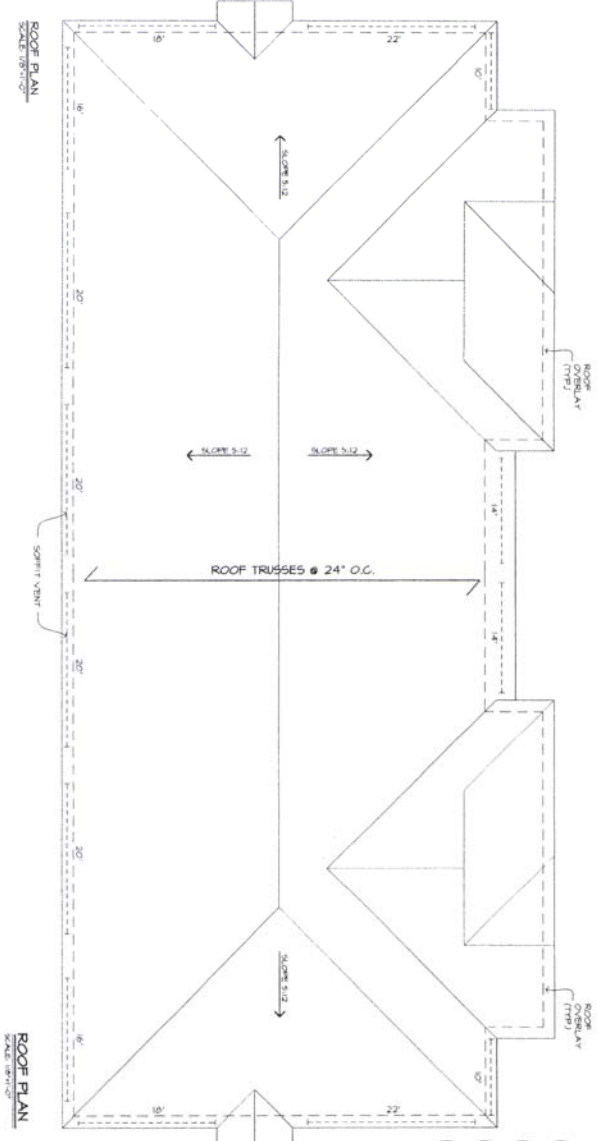
Unit 2 - 1,664 Sq. Ft.



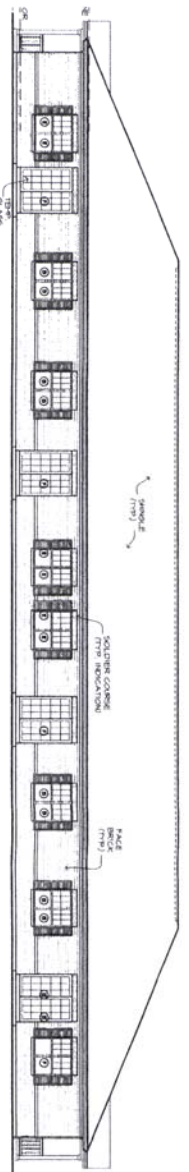




FRONT ELEVATION - BLOCK I
SCALE 1/8" = 1'-0"



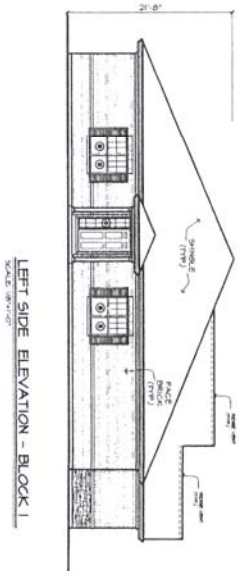
ROOF PLAN
SCALE 1/8" = 1'-0"



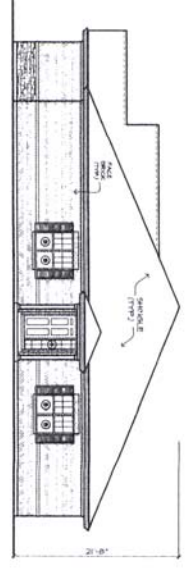
REAR ELEVATION - BLOCK I
SCALE 1/8" = 1'-0"

ROOF VENT CALC.
 ROOF AREA = 6,646 SF
 REQUIRED VENT 6,646/200 = 33.23 SF
 ROOF VENT MAIN ROOF 84 LF x 0.5 SF = 42 SF
 ROOF VENT AT SECONDARY ROOF 248 LF x 0.5 SF = 124 SF
 50 SF VENTS
 211 LF x 0.25 SF = 52.75 SF
 TOTAL VENT AREA = 198.75 SF

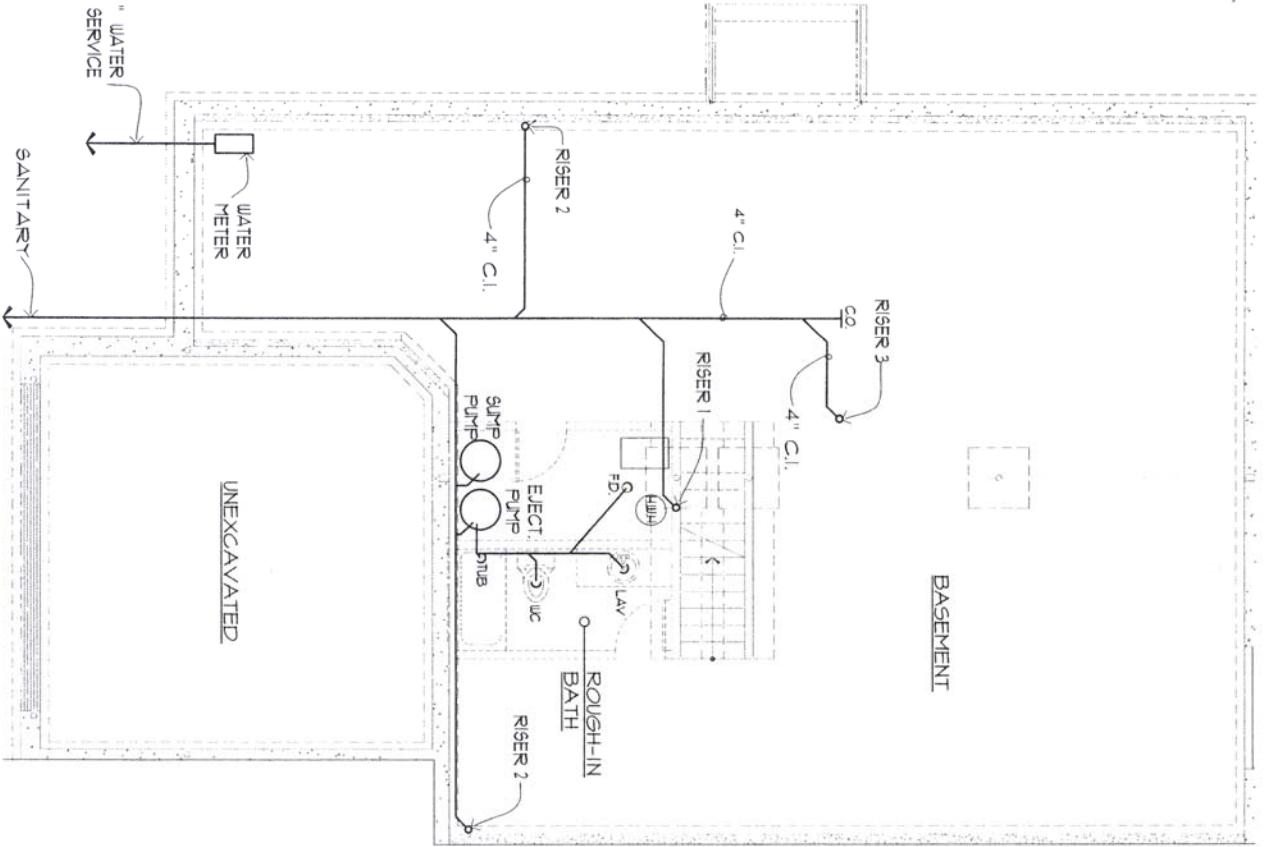
ITEM	QTY	UNIT	NET CLAD	NET VENT	ROOF AREA
1	3	3'-0" x 4'-0"	36	12	...
2	1	3'-0" x 4'-0"	12	4	...
3	1	3'-0" x 4'-0"	12	4	...
4	1	3'-0" x 4'-0"	12	4	...
5	1	3'-0" x 4'-0"	12	4	...
6	1	3'-0" x 4'-0"	12	4	...
7	1	3'-0" x 4'-0"	12	4	...
8	1	3'-0" x 4'-0"	12	4	...
9	1	3'-0" x 4'-0"	12	4	...
10	1	3'-0" x 4'-0"	12	4	...
11	1	3'-0" x 4'-0"	12	4	...
12	1	3'-0" x 4'-0"	12	4	...
13	1	3'-0" x 4'-0"	12	4	...
14	1	3'-0" x 4'-0"	12	4	...
15	1	3'-0" x 4'-0"	12	4	...
16	1	3'-0" x 4'-0"	12	4	...
17	1	3'-0" x 4'-0"	12	4	...
18	1	3'-0" x 4'-0"	12	4	...
19	1	3'-0" x 4'-0"	12	4	...
20	1	3'-0" x 4'-0"	12	4	...
21	1	3'-0" x 4'-0"	12	4	...
22	1	3'-0" x 4'-0"	12	4	...
23	1	3'-0" x 4'-0"	12	4	...
24	1	3'-0" x 4'-0"	12	4	...
25	1	3'-0" x 4'-0"	12	4	...
26	1	3'-0" x 4'-0"	12	4	...
27	1	3'-0" x 4'-0"	12	4	...
28	1	3'-0" x 4'-0"	12	4	...
29	1	3'-0" x 4'-0"	12	4	...
30	1	3'-0" x 4'-0"	12	4	...
31	1	3'-0" x 4'-0"	12	4	...
32	1	3'-0" x 4'-0"	12	4	...
33	1	3'-0" x 4'-0"	12	4	...
34	1	3'-0" x 4'-0"	12	4	...
35	1	3'-0" x 4'-0"	12	4	...
36	1	3'-0" x 4'-0"	12	4	...
37	1	3'-0" x 4'-0"	12	4	...
38	1	3'-0" x 4'-0"	12	4	...
39	1	3'-0" x 4'-0"	12	4	...
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41	1	3'-0" x 4'-0"	12	4	...
42	1	3'-0" x 4'-0"	12	4	...
43	1	3'-0" x 4'-0"	12	4	...
44	1	3'-0" x 4'-0"	12	4	...
45	1	3'-0" x 4'-0"	12	4	...
46	1	3'-0" x 4'-0"	12	4	...
47	1	3'-0" x 4'-0"	12	4	...
48	1	3'-0" x 4'-0"	12	4	...
49	1	3'-0" x 4'-0"	12	4	...
50	1	3'-0" x 4'-0"	12	4	...
51	1	3'-0" x 4'-0"	12	4	...
52	1	3'-0" x 4'-0"	12	4	...
53	1	3'-0" x 4'-0"	12	4	...
54	1	3'-0" x 4'-0"	12	4	...
55	1	3'-0" x 4'-0"	12	4	...
56	1	3'-0" x 4'-0"	12	4	...
57	1	3'-0" x 4'-0"	12	4	...
58	1	3'-0" x 4'-0"	12	4	...
59	1	3'-0" x 4'-0"	12	4	...
60	1	3'-0" x 4'-0"	12	4	...
61	1	3'-0" x 4'-0"	12	4	...
62	1	3'-0" x 4'-0"	12	4	...
63	1	3'-0" x 4'-0"	12	4	...
64	1	3'-0" x 4'-0"	12	4	...
65	1	3'-0" x 4'-0"	12	4	...
66	1	3'-0" x 4'-0"	12	4	...
67	1	3'-0" x 4'-0"	12	4	...
68	1	3'-0" x 4'-0"	12	4	...
69	1	3'-0" x 4'-0"	12	4	...
70	1	3'-0" x 4'-0"	12	4	...
71	1	3'-0" x 4'-0"	12	4	...
72	1	3'-0" x 4'-0"	12	4	...
73	1	3'-0" x 4'-0"	12	4	...
74	1	3'-0" x 4'-0"	12	4	...
75	1	3'-0" x 4'-0"	12	4	...
76	1	3'-0" x 4'-0"	12	4	...
77	1	3'-0" x 4'-0"	12	4	...
78	1	3'-0" x 4'-0"	12	4	...
79	1	3'-0" x 4'-0"	12	4	...
80	1	3'-0" x 4'-0"	12	4	...
81	1	3'-0" x 4'-0"	12	4	...
82	1	3'-0" x 4'-0"	12	4	...
83	1	3'-0" x 4'-0"	12	4	...
84	1	3'-0" x 4'-0"	12	4	...
85	1	3'-0" x 4'-0"	12	4	...
86	1	3'-0" x 4'-0"	12	4	...
87	1	3'-0" x 4'-0"	12	4	...
88	1	3'-0" x 4'-0"	12	4	...
89	1	3'-0" x 4'-0"	12	4	...
90	1	3'-0" x 4'-0"	12	4	...
91	1	3'-0" x 4'-0"	12	4	...
92	1	3'-0" x 4'-0"	12	4	...
93	1	3'-0" x 4'-0"	12	4	...
94	1	3'-0" x 4'-0"	12	4	...
95	1	3'-0" x 4'-0"	12	4	...
96	1	3'-0" x 4'-0"	12	4	...
97	1	3'-0" x 4'-0"	12	4	...
98	1	3'-0" x 4'-0"	12	4	...
99	1	3'-0" x 4'-0"	12	4	...
100	1	3'-0" x 4'-0"	12	4	...



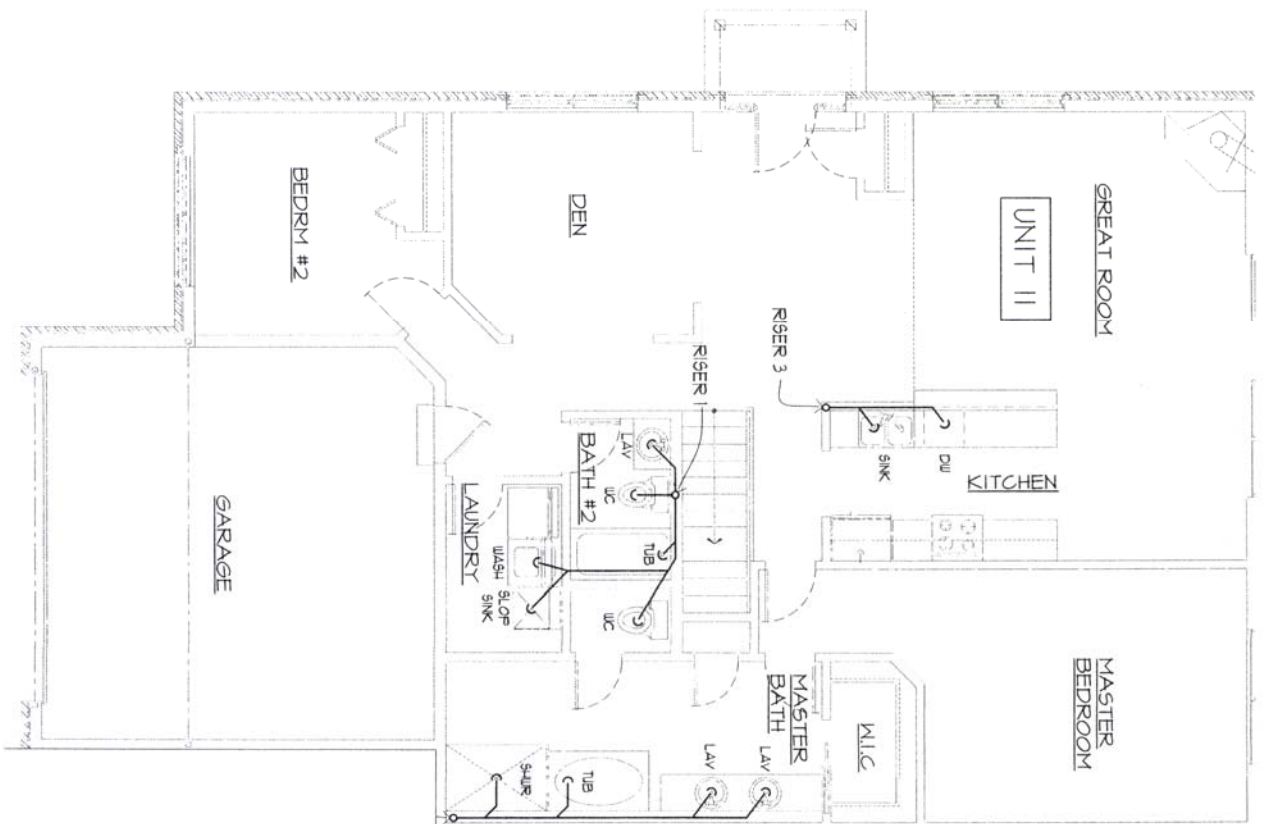
LEFT SIDE ELEVATION - BLOCK I
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION - BLOCK I
SCALE 1/8" = 1'-0"



PLUMBING
PARTIAL UNIT A

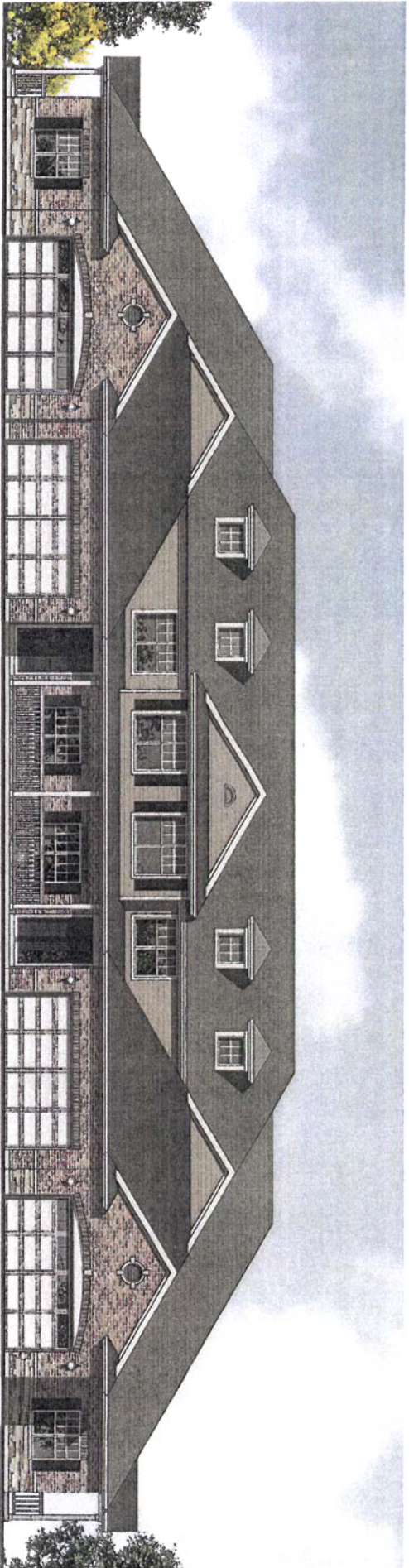


PLUMBING
PARTIAL UNIT A

PLUMBING
PARTIAL UNIT A

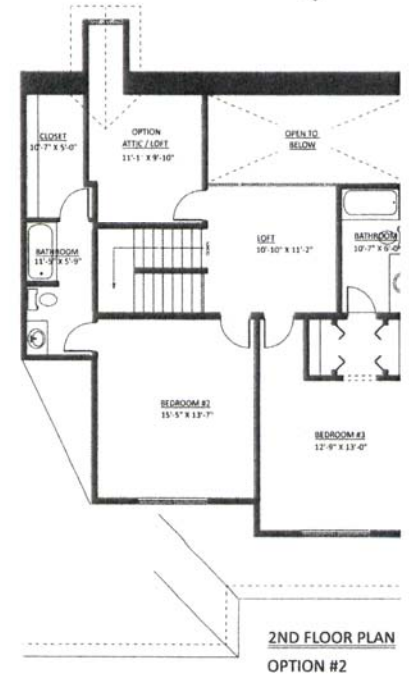
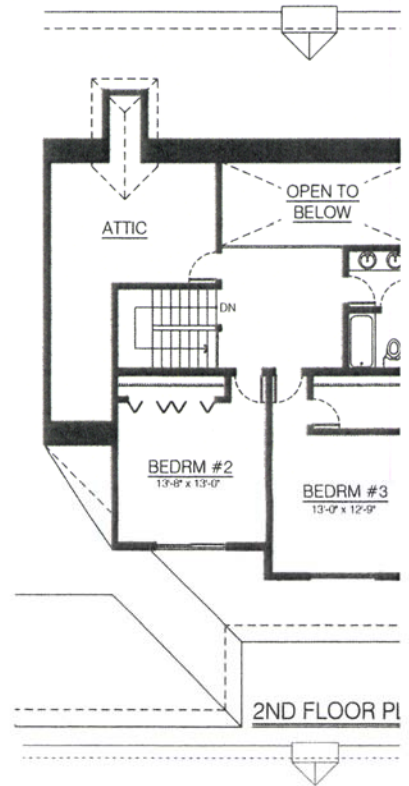
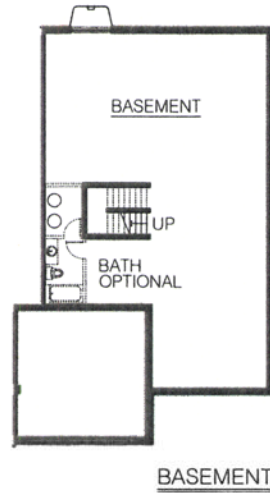
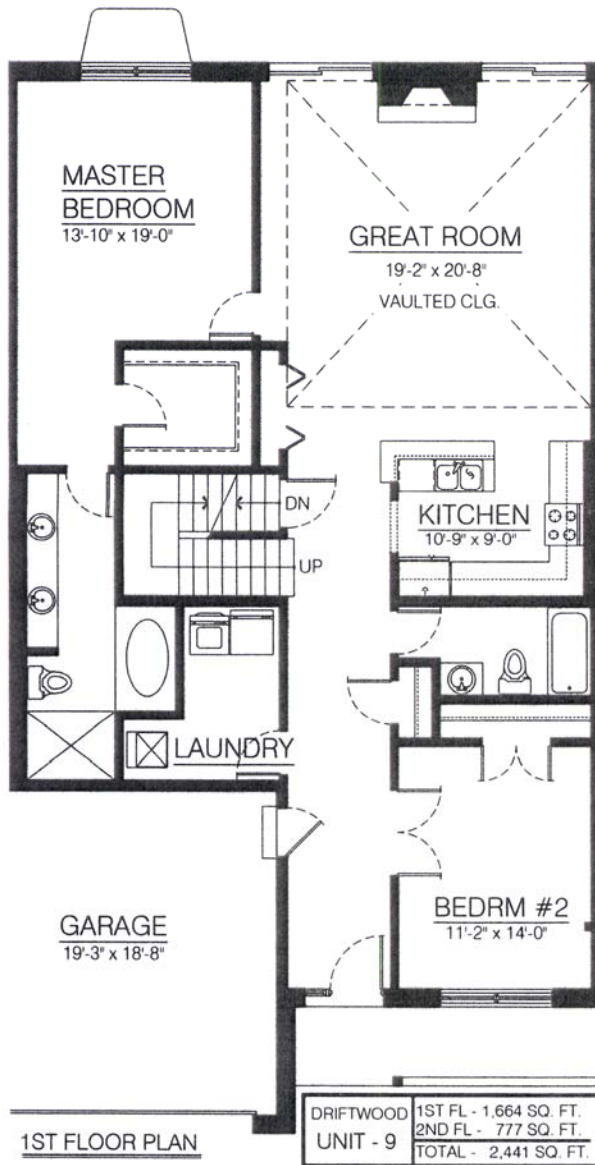


BLOCK 3 - FRONT ELEVATION

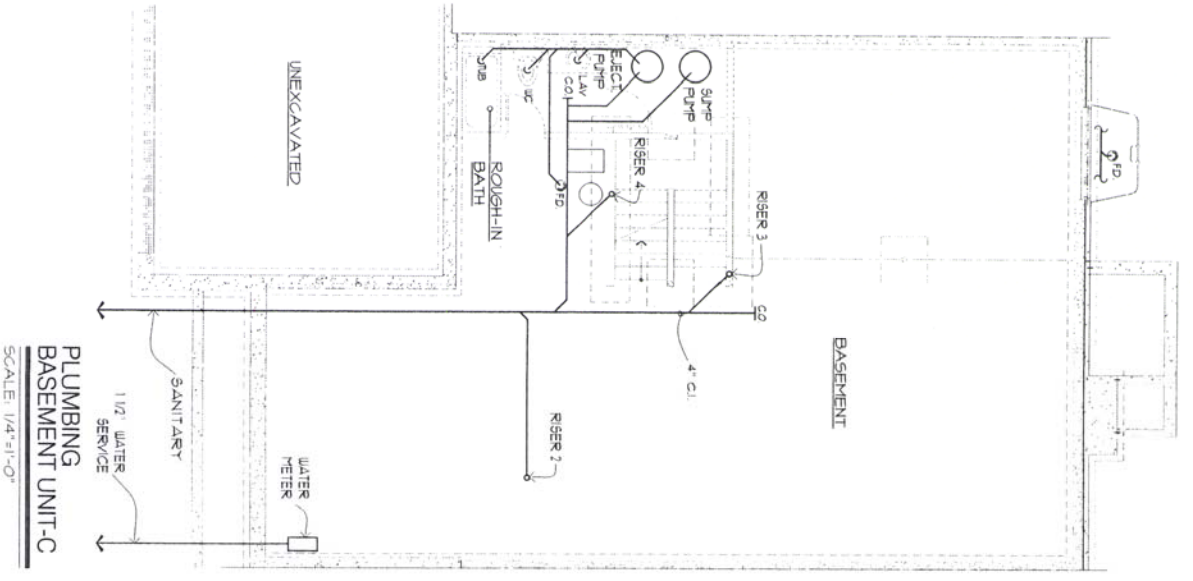


BLOCK 4 - FRONT ELEVATION

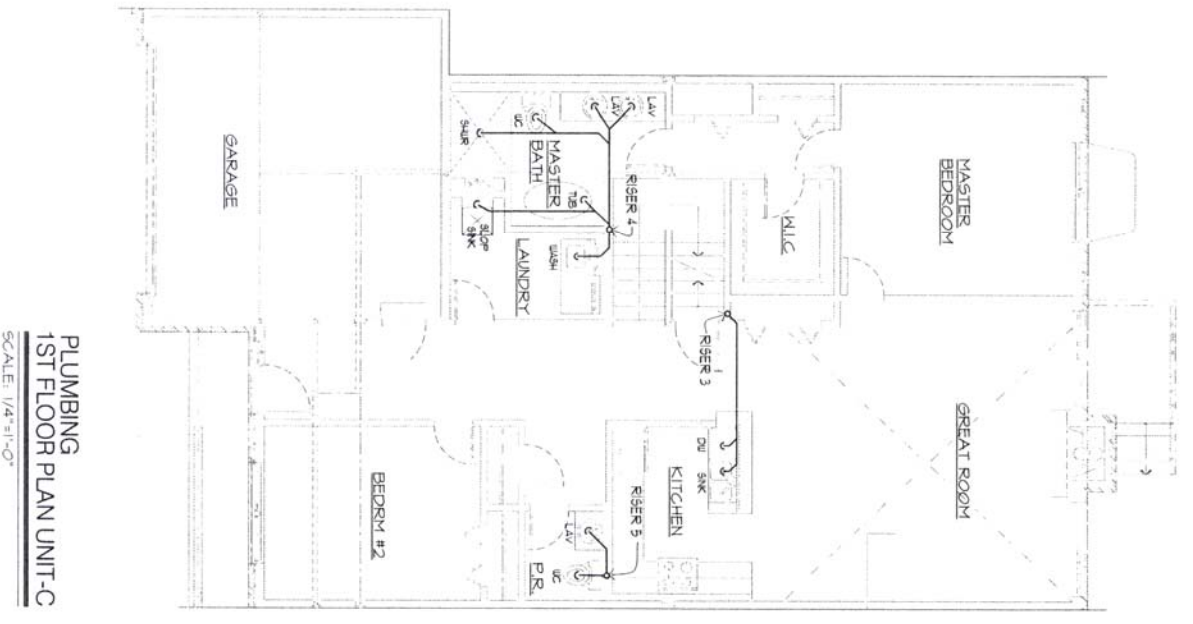
DRIFTWOOD



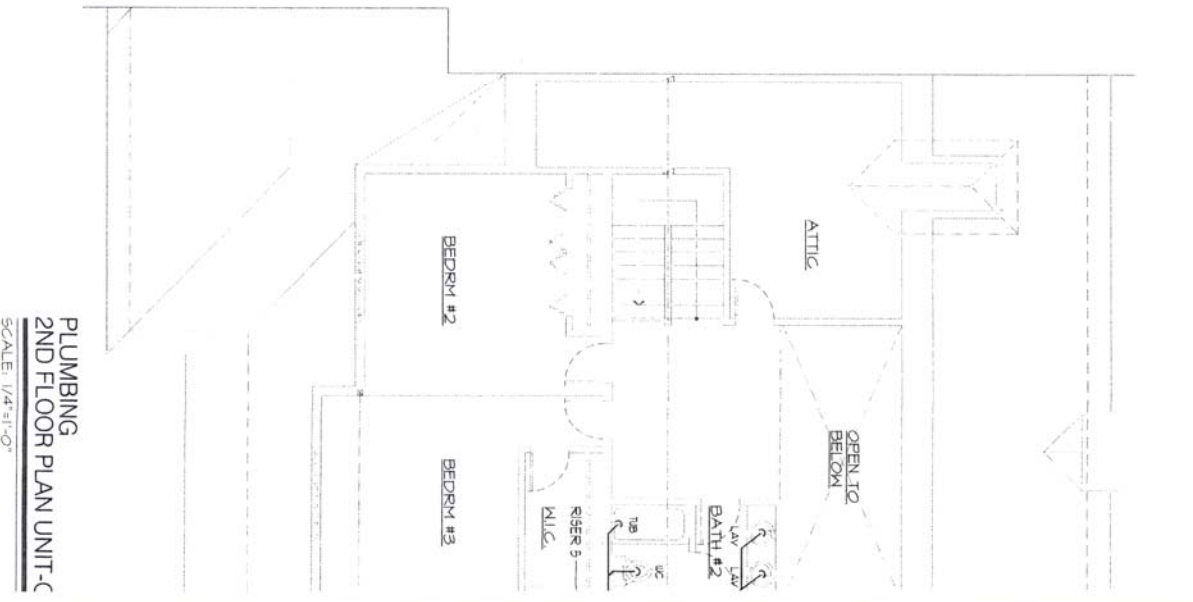
Unit 1 - 2,441 Sq. Ft.



PLUMBING
BASEMENT UNIT-C
SCALE: 1/4"=1'-0"

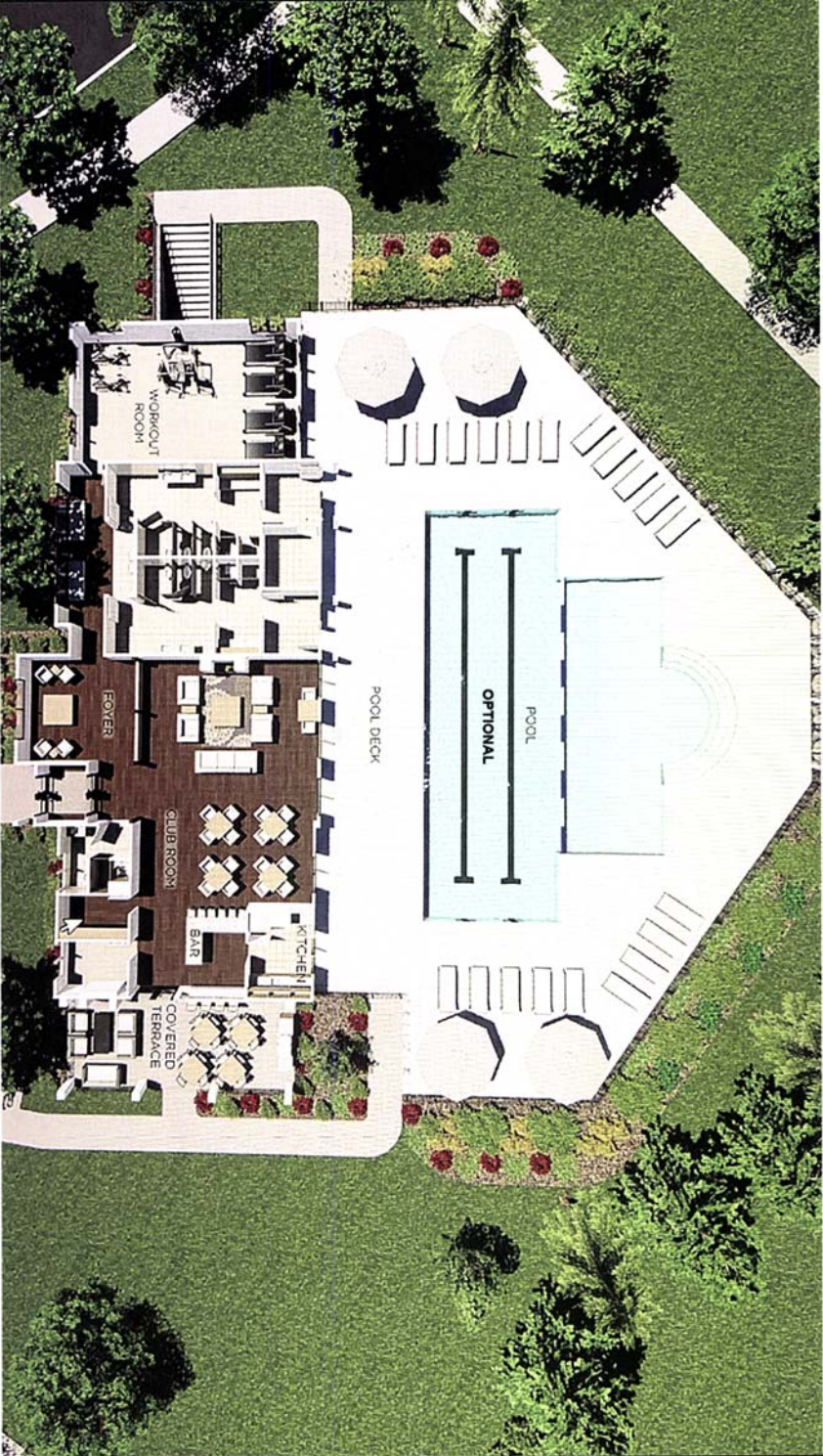


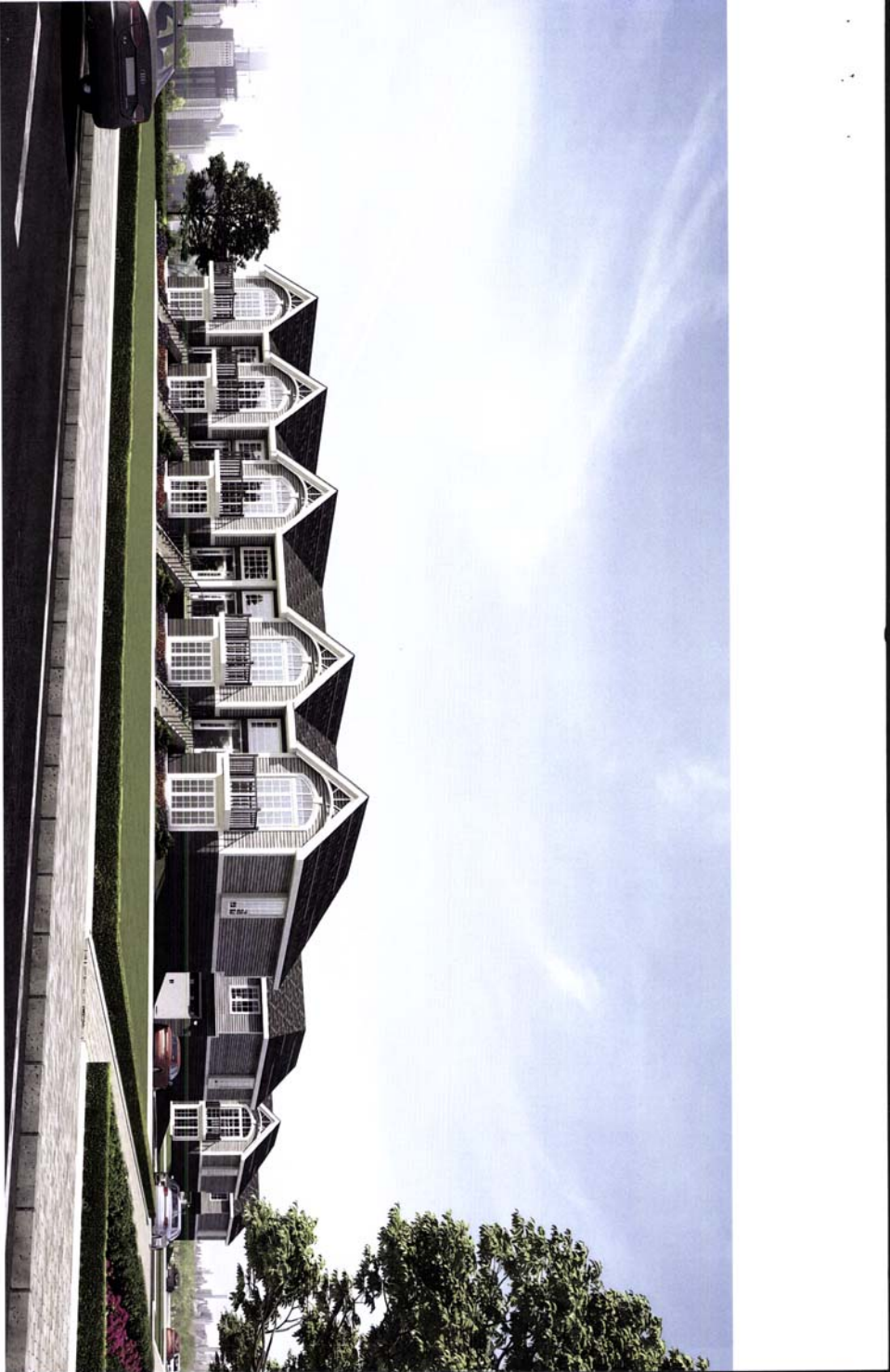
PLUMBING
1ST FLOOR PLAN UNIT-C
SCALE: 1/4"=1'-0"



PLUMBING
2ND FLOOR PLAN UNIT-C
SCALE: 1/4"=1'-0"

TYPICAL UNIT C

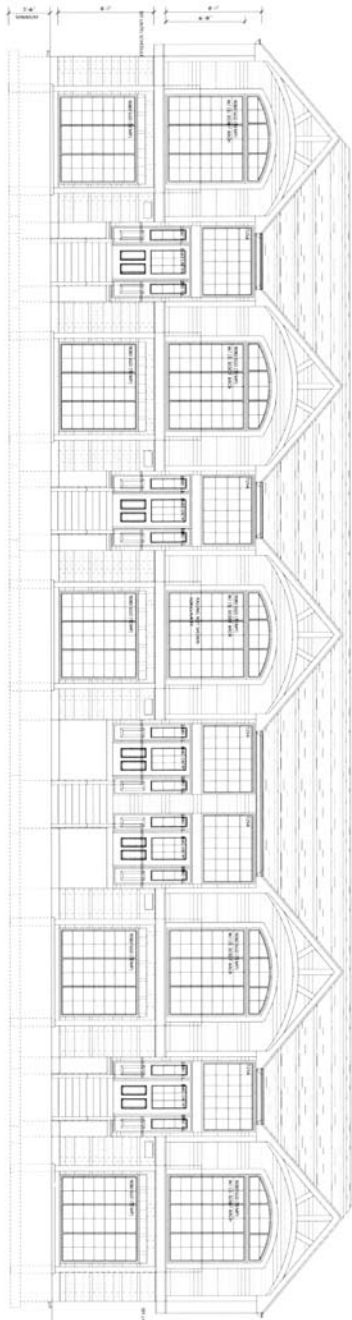












FRONT ELEVATION

SCALE 1/8" = 1'-0"

ELEVATION NOTES

1. ALL FINISHES TO BE AS SHOWN ON THE DRAWINGS.
2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA CLEAN AND FREE OF OBSTACLES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA SECURE AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA SECURE AT ALL TIMES.

ADDITIONAL NOTES

1. ALL FINISHES TO BE AS SHOWN ON THE DRAWINGS.

2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

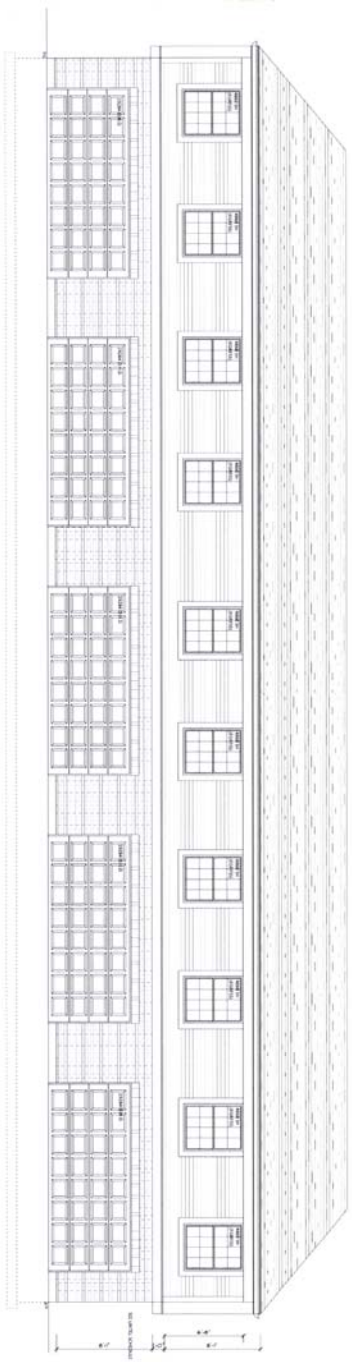
6. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA CLEAN AND FREE OF OBSTACLES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

8. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA SECURE AT ALL TIMES.

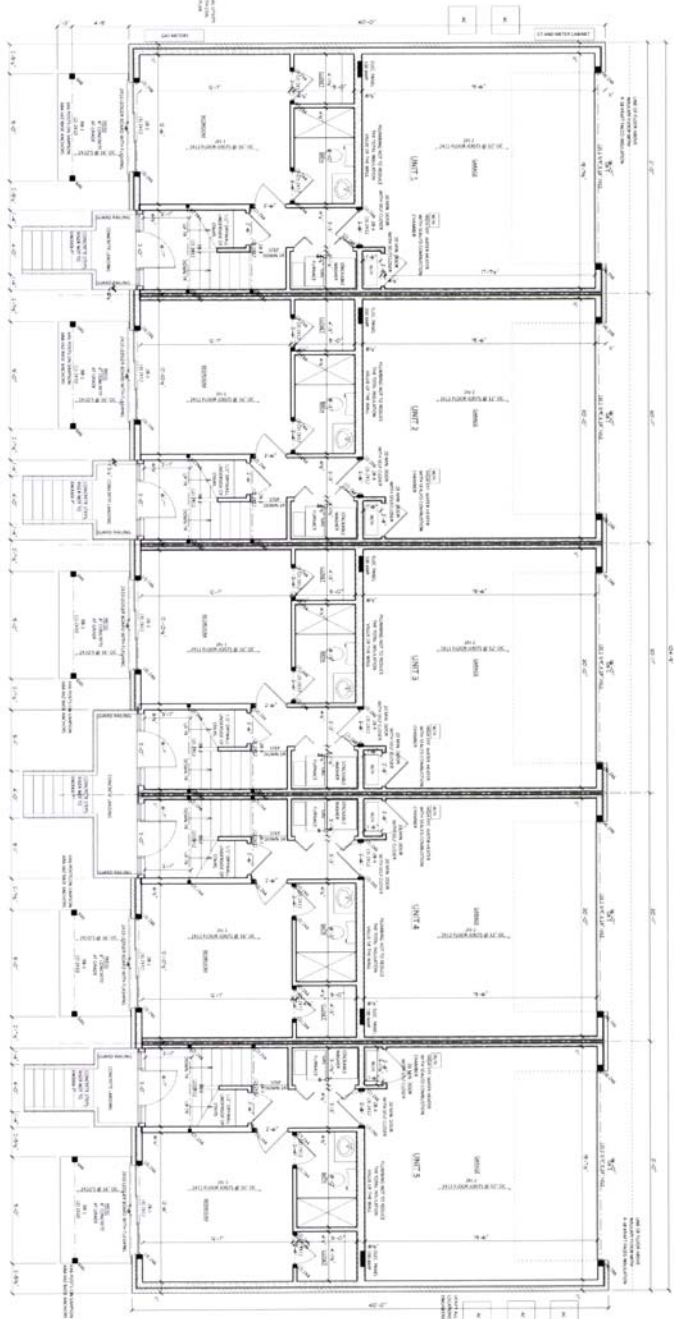
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

10. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA SECURE AT ALL TIMES.



REAR ELEVATION

SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

INTEL SCHEDULE

NO.	DESCRIPTION	QTY.	UNIT
1
2
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- FLOOR PLAN NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
 3. SEE GENERAL NOTES FOR MATERIALS AND METHODS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND ALL APPLICABLE CODES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 6. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 8. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 11. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 12. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 14. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
 16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 17. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 18. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 20. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
 22. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 23. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 24. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 26. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
 28. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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 33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
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 35. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
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 50. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

