

Addison Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

AGENDA

PLANNING AND ZONING COMMISSION

PUBLIC HEARING/BUSINESS MEETING

WEDNESDAY, DECEMBER 11, 2024

DATE: Wednesday, December 11, 2024 **Chair – Marianne Fotopoulos**
TIME: **5:30 P.M.** Member – Joseph Ariano
PLACE: Addison Village Hall Member – Edward Cargill
1 Friendship Plaza Member – Donald McComb
Addison, IL 60101 Member – Timothy Schmitt
Member – Mark Turk
Member –

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE OCTOBER 9, 2024 PLANNING AND COMMISSION MEETING

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. **File #PZ-24-18**, consideration of approval of a variation to allow a fence to be placed forward of the principal building along Central Street within the B2 Community Business District. The property is located at 1700 W. Lake Street, Addison, IL.

P.I.N.: 03-18-302-028

Petitioner: Antonio Ancona

This file was advertised in the November 25, 2024 issue of the Daily Herald Newspaper.

Consideration of File #PZ-24-18 as described above.

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

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

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

This file was advertised in the November 25, 2024 issue of the Daily Herald Newspaper. A motion to table to the January 8, 2025 Planning and Zoning meeting.

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

3. **File #PZ-24-20**, consideration of approval of a special use to allow for a baseball and softball training facility within the M2 General Manufacturing District. The property is located at 1765 Cortland Court, Unit B in Addison, IL.

P.I.N.: 03-31-300-016

Petitioner: Michael Semprevivo

This file was advertised in the November 25, 2024 issue of the Daily Herald Newspaper.

Consideration of File #PZ-24-20 as described above.

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

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

Petitioner: Peter Alvarez, Auto Gallery Chicago, LLC

This file was published in the July 30, 2024 issue of the Daily Herald Newspaper. A motion to table to the January 8, 2025 Planning and Zoning meeting.


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

IV. AUDIENCE PARTICIPATION

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

VI. ADJOURNMENT

Approved: _____


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, OCTOBER 9, 2024**

The Planning & Zoning Commission meeting of the October 9th, 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: Mike Crandall and Consuelo Arguilles, Village of Addison,
Village Attorney Pat Miner and Dan Medina, Addison Fire Protection

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE SEPTEMBER 18, 2024 PLANNING & ZONING COMMISSION MEETING

Mr. Cargill made a motion to approve the minutes from the September 18, 2024 meeting, seconded by Mr. Turk. 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-24-16**, consideration of a Plat of Resubdivision and variations from the Zoning Ordinance to allow for the reconstruction of existing parking lot with concrete pavement, expansion of parking lot areas with concrete pavement and construction of subsurface stormwater detention features. The property is located at 330 South Fairbank Street, Addison, IL 60101.

P.I.N.: 03-30-402-010, 03-30-402-026

Petitioner: Alan Shapiro

This file was advertised in the September 24, 2024 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion to open File #PZ-24-16, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated that the petitioner is requesting a plat of resubdivision and variations to allow the existing parking lot setback along the north property line and to allow a driveway width measuring 35 feet for the property at 330 S. Fairbanks Street. This notice was issued in the September 24, 2024 Daily Herald Newspaper. The petitioner is seeking to resubdivide the property to create one lot of record in addition to the variations. The variations requested are Planning and Zoning Commission final with the plat of resubdivision that would be required to be reviewed and approved by the Village Board.

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

Kevin Matray, Civil Engineer for the project was present and sworn in. Mr. Matray showed the plans on the overhead. Mr. Matray stated they are north of Fullerton Avenue off of Fairbank Street. We are in an existing industrial park. The building and the industrial park itself have been in existence for quite some time. We are looking to do some improvements on the property. We would like to pave the back half that is currently gravel. Also re-do some of the asphalt pavement along the north and south side of the building and start using and cleaning up the property to a better use for them.

Mr. Matray said HazChem Corporation is the company that is currently at the property. They have been there for seven years but have been in town since 1991 when they were established. They work with first responders including Addison to educate and teach about environmental cleanup and help with hazardous spills.

Mr. Matray said they are looking to make the building look nice and give it more usable parking space and more storage area. We are asking to consolidate the two parcels, currently the north parcel is where the building and parking lot stand is and the south parcel is where the rail spur that is part of this development. At the Village's request, we are looking to consolidate those two and make it one single parcel. We are also looking to repave the parking lot and pave the back half which is currently gravel, in doing so we are doing some stormwater management improvements. The site is currently deficient some detention. There is an existing pond behind us and a detention basin that serves the existing industrial park. We are looking to do an on-site improvement beneath the parking lot and the rear. It is an underground ADS chamber (an underground vault). It will fill up with water after a rain event and will discharge by gravity to the existing basin to the west. It is just an extension of the existing pond and provides the additional detention that is required for the property with the new impervious area. We are bringing it up to code for the site. We are also asking for a parking lot variance to the north property line. It is already existing pavement as it currently stands we are just looking to repave with concrete and keep the same width that we currently have on site. The last is a parking lot access drive width at the right-of-way, we are showing 27 feet back to back, the Village's code allows for 24 feet. We do want the 27 feet back to back but not sure if the width is measured from edge to edge of the pavement or to the back of the curbs, but are asking for those access for employees and trucks to access the rear

of the building. The property is currently zoned M2, our current use and proposed use still fall in line with that zoning. We are looking to clean up the site with the pavement in the rear and provide detention to bring us up to code. Based on the current use and proposed use is it fits the industrial park that is there. We haven't had any issues with neighbors thus far with how we use the site and function of the facility.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Cargill said you wanted to keep your driveway 27 feet instead of 24 feet, is that both at the north and south side or which one. Mr. Matray said its 27 feet both at the north and south side, it's back to back. Mr. Cargill asked if they plan on re-doing all the blacktop or just in the back of the building. Mr. Matray said the back of the building is currently aggregate so we will pave that and then getting rid of all the HMA and doing concrete. The whole parking lot and driveways will be concrete.

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

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

Mr. Schmitt made a motion to close File #PZ-24-16, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-24-16 as described above.

Attorney Miner stated that in the Staff Report, staff indicates they do support the proposed actions, however that support is conditioned upon three things which is on Page 4 of the staff report are as follows:

1. The variation granted herein shall only apply to the existing parking lot as shown on the Existing Conditions & Demolition Plan (Sheet 2 of 13) prepared by Mackle Consultants, LLC and dated 8/26/24.
2. A building permit shall be issued for the proposed parking lot expansion.
3. Any future improvements to the property shall comply with all Zoning Ordinance requirements.

Attorney Miner stated if the Commission was considering providing favorable recommendation as to the variations and the plat of resubdivision, I would suggest that those conditions be a part of the motion.

Mr. Schmitt made a motion for a favorable recommendation for the plat of consolidation and for the variances as listed for the parking to the north setback and with the recommendations from staff for the three points indicated in the staff report, seconded by Mc Comb. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

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

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

Petitioner: Peter Alvarez, Auto Gallery Chicago, LLC

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

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

Mr. Cargill made a motion to table this file to the November 13th Planning and Zoning Meeting, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

3. **File #PZ-24-17**, consideration of Text Amendments to Section X of the Zoning Ordinance of the Village of Addison with respect to dollar stores, thrift stores and tobacco establishments.

Petitioner: Village of Addison

This file was advertised in the September 24, 2024 issue of the Daily Herald Newspaper.

Mr. McComb made a motion to open File #PZ-24-17, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated the Village is requesting consideration of amending the Zoning Ordinance including definitions and regulations as to regards to dollar stores, thrift stores and tobacco stores. Back in June 17, 2024, the Village Board approved ordinances establishing six-month moratoriums on the issuance of business licenses for both discount retail establishments and establishments selling smoke materials.

Dollar Stores are currently permitted in our commercial business districts and we do have dollar stores throughout the Village and upon review of this item we determined earlier in the year that for the sake of limiting the dollar stores within Addison to provide residents with some retail options and covenants access to those products, it

was best to regulated the number of discount retail stores, dollar stores specifically. We are proposing a definition, to be very exact what constitutes a dollar store and the definition that we are proposing to add to the Zoning Ordinance is: any retail sales establishment of 15,000 square feet or less that continuously offers or advertises in majority of the items in their inventory less than \$10.00 per item. Using this definition as opposed to discount retail establishments prevent confusion with retail establishments such as Walmart and Target. Staff recommends that the dollar stores are listed as permitted uses within the B1, B2, B3 and B4 Districts, but only at least two miles away from each other. The restriction would only apply to primary uses, so it wouldn't apply to Target or to retail establishments such as Walmart or the related where they are selling other retail products where it is not their primary use.

Thrift stores: We do define thrift stores and only allow them in the M4 District. There is no definition which makes it difficult for staff to regulate them; and we are proposing a definition to be added to the code.

Tobacco Shops are allowed in five districts as permitted and that would be the B2, B3, B4, B5 and M4 District and we are recommending text amendments to eliminate tobacco shops from the Business Districts and maintaining the allowance of tobacco stores in the M4 District and provided the definition as was stated in the staff report.

Tobacco store. Any establishment that (a) derives 50% or more of its revenue from or (b) utilizes 50% nicotine that is intended for human consumption or is likely to be consumed, whether inhaled, absorbed, or ingested by any other means, including, but not limited to, a cigarette, a cigar, pipe tobacco, chewing tobacco, snuff, or snus; (2) any electronic smoking device and any substances that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine; or (3) any component, part, or accessory of (1) or (2), whether or not any of these contains tobacco or nicotine, including but not limited to filters, rolling papers, blunt or hemp wraps, and pipes.

Based on the review of dollar stores, drift stores, and tobacco shops, the Village is proposing the following text amendments to the permitted uses:

- Permit *dollar stores* – only when they are at least two miles from any other *dollar store* in the B1 Local Business District, B2 Community Business District, B3 Service Business District, and B4 Regional Shopping Center District are proposed to permit dollar stores
- Remove *tobacco shops* – *retail sales* from the list of permitted uses in the B2 Community Business District
- Remove *tobacco shops* from the B5 Planned Community Commercial/Office District
- Permit *thrift stores* in the M4 Office-Research/Industrial District

The following definitions are proposed to be included Section X of the Zoning Ordinance:

- Dollar Store. Any retail sales establishment of 15,000 square feet or less that continuously offers or advertises a majority of the items in their inventory for sale at a price less than \$10.00 per item.
- Thrift Store. A store that sells used things such as clothes, books and furniture.
- Tobacco Store. Any establishment that (a) derives 50% or more of its revenue from or (b) utilizes 50% or more of its product display area for (1) any product containing, made of, or derived from tobacco or nicotine that is intended for human consumption or is likely to be consumed, whether inhaled, absorbed, or ingested by any other means, including, but not limited to, a cigarette, a cigar, pipe tobacco, chewing tobacco, snuff, or snus; (2) any electronic smoking device and any substances that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine; or (3) any component, part, or accessory of (1) or (2), whether or not any of these contains tobacco or nicotine, including but not limited to filters, rolling papers, blunt or hemp wraps, and pipes.

These restrictions would only apply to primary uses. Properties where convenience stores are accessory to a gas station would not be impacted. Staff is not unaware of any standalone convenience stores in Addison (i.e., not associated with a gas station).

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.

Chair Fotopoulos said the one concern that she has was our old White Hen that went from a clothing to now a mattress discount store. In the future that won't be allowed once they lose their lease. Ms. Arguilles said she believed that would still be permitted, that would not fall into the definition of what we constitute as a dollar store. Chair Fotopoulos said it would be a thrift store, they are discounting furniture. Ms. Arguilles said there are no changes to any of the definitions that we may have in the code as it relates to thrift stores or second hand stores. Mr. Crandall said we are now defining a thrift store and a thrift store is now talking about a store that sells used things such as clothes, books and furniture. These text amendments were only allowed in the M4 District.

Attorney Miner said these changes do not affect any existing businesses.

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

Mr. Cargill made a motion to close File #PZ-24-17, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-24-17 as described above.

Mr. McComb made a motion for a positive recommendation for File #PZ-24-17, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

IV: AUDIENCE PARTICIPATION - None

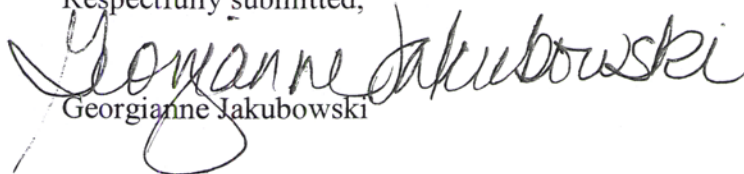
V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN - None

VI. ADJOURNMENT

Mr. Turk made a motion to adjourn the meeting at 6:05 p.m., seconded by Mr. Mc Comb.

Motion passed unanimously.

Respectfully submitted,



Georgianne Jakubowski



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

December 5, 2024

MEMORANDUM

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

FROM: MICHAEL CRANDALL, DIRECTOR OF COMMUNITY DEVELOPMENT

CONSUELO ARGUILLES, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT

M.C.

RE: RECOMMENDATION
PZ 24-19, 1700 W. LAKE STREET: CONSIDERATION OF HEARING TESTIMONY REGARDING A FENCE VARIATION

SUMMARY OF REQUEST

The petitioner is requesting a variation to allow a fence to be placed forward of the principal building along Central Street within the B2 Community Business District. The subject property is improved with a fully renovated building currently being finalized for Ancona Jewelers.

The proposed fence would be enclosing the interior building side yard and the parking lot located along Central Street. The proposed fence location is requested to maximize the safety of customers and employees as they travel from their vehicles to the jewelry store.

PROPERTY HISTORY

The subject property was previously occupied by Mario's sandwich and catering business. According to the Addison Township, the building was built in 1999 and measured 5,597 gross building area. It was recently demolished for the new building construction of

The Comprehensive Plan future land use for the subject property is mixed use/ multi-use.

The subject property and the properties to the west, south, and east are zoned B2 Community Business and are developed as commercial uses. The east also includes single-family homes.

INTERDEPARTMENTAL REVIEW COMMENTS

Building & PW & Engineering

No comments.

Fire

This property will require a Fire Department gate switch/Keybox that operates the mechanical gates in addition to one on the building. If applicant, has not already done so, the applicant is encourage to contact them as to how and where they need to purchase along with mounting information.

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 subject property is located on a corner and is in close proximity to I-355. Because of the unique site location, being a corner lot in close proximity to the highway, and the use of the property as a jewelry store, staff believe there are special circumstances that warrant the variation.

PZ 24-18 – Planning & Zoning Commission
1700 W. Lake Street
December 11, 2024
Page 3 of 3

RECOMMENDATION

Therefore, Staff finds that the proposed action do comply with the standards set forth in the Zoning Ordinance and, therefore, staff recommends approval of the requested action provided the fence is not installed forward of the principal structure along Lake Street.

SUPPORTING DOCUMENTS

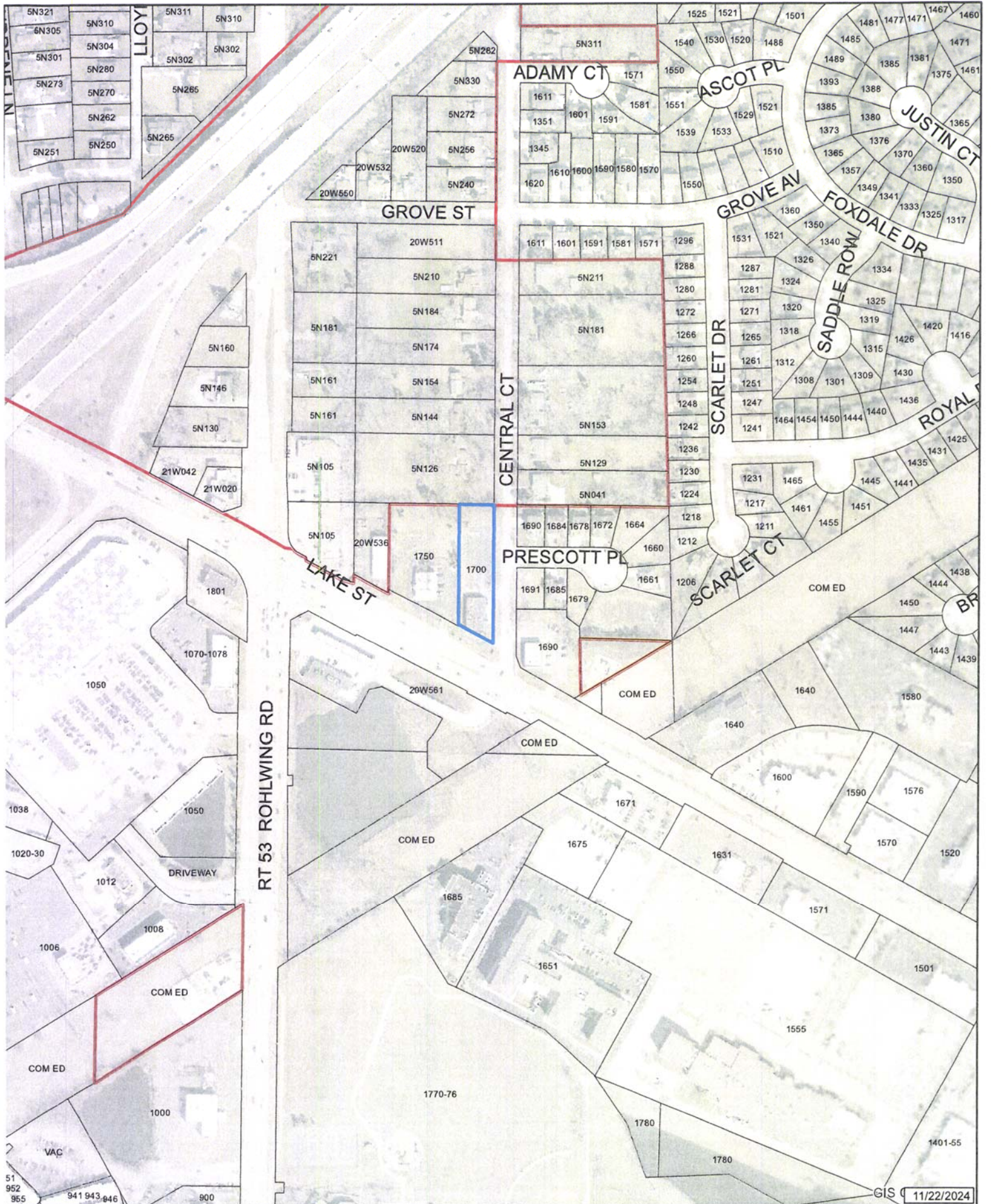
Attached for your review are the following:

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

S:\EngShare\PLANNING & ZONING COMMISSION\2024\PZ-24-18 1700 W. Lake St._Variation_Ancona\P&Z memo PZ-24-18.docx



Village Boundary shown in red
Subject Property shown in blue



NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, December 11, 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-24-18: The petitioner requests approval of a variation to allow a fence to be placed forward of the principal building along Central Street within the B2 Community Business District.

The property is located at 1700 W. Lake Street in Addison, Illinois, and is legally described as follows:

LOT 27 (EXCEPT THAT PART THEREOF TAKEN BY THE STATE OF ILLINOIS PURSUANT TO CASE NO. C69-1234), (AND ALSO EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY TRUSTEE'S DEED RECORDED AUGUST 17, 2010 AS DOCUMENT NUMBER R2010-107136), IN THE HILLS OF ITASCA, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1941 AS DOCUMENT 430603, IN DUPAGE COUNTY, ILLINOIS.

Petitioner: Antonio Ancona

PIN #: 03-18-302-028

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 November 25, 2024



AIELLO DESIGN

Village of Addison
Community Development Department
1 Friendship Plaza
Addison, Illinois 60101

November 5, 2024

Ancona Jewelers - 1700 W. Lake Street
Petitioner Statement

Dear Members of the Planning and Zoning Commission,

On behalf of the Ancona Family, I have prepared this statement to request a variance to construct a fence forward of the principal structure at 1700 W. Lake Street along Central Street. The petitioner would like to construct the fence in the location shown on the site plan to follow the eastern edge of the existing parking lot and extend south to enclose the main entrance of the principal structure. The proposed fence location is requested to maximize the safety of customers and employees as they travel from their vehicles to the jewelry store entrance and vice-versa, as well as help secure the property by providing only one point of entry to the site.

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;

Existing physical conditions of the building and property caused the need for this request. The main entrance to the building and the parking lot location were existing prior to the start of the alteration to the building. Relocating either the main entrance or the parking lot itself behind the principal structure in order to secure it with a fence in line with the existing structure would not have been possible and would have caused hardship to the Owner.

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;

These conditions were specific to this property and while another property in the district could come across a similar situation, the condition would not be generally applicable to many properties in the district.

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

The purpose of the variation is to provide safety and security for the customers, employees and the building. The construction of the fence does not stem from the desire to make more money out of the property.

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;

The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The open metal fence is aesthetically pleasing and fits with the style of the residential neighborhood across Central Street. The selection of an open metal fence does not block views or light, it protects pedestrians from vehicles and it impedes pedestrians from Central Street from cutting across the parking lot.

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.

The selection of an open metal fence does not block views, light or air from adjacent properties. The fence is non-combustible and poses no danger of fire. Rather than endanger the public safety I believe that the fence provides protection as previously discussed. I also believe that the fence does not impair property values, and in fact the alteration of the building increased the aesthetics of the neighborhood.

If you have any questions or concerns, please feel free to contact me at 847-767-0779.

Sincerely,



**Aiello Architecture Design, Inc.
Michael Aiello, Principal**



RESIDENTIAL ALUMINUM FENCE

NO LIMITS. KNOW BOUNDARIES.



JOIN THE REVOLUTION.
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SPAN YOUR EMPIRE

Our Athens Residential aluminum fencing and gate line is coated in a multi-stage process that uses an architectural-grade powder coat to protect the metal fencing from the elements. Athens Residential features a rackable design to easily match changes in grade. It features a hidden fastener system for a clean, finished look.

**HIDDEN
FASTENER
TECHNOLOGY**

**LIGHTWEIGHT
PANELS
INSTALL QUICKLY**

**AFFORDABILITY
WITH PREMIUM
DESIGN**

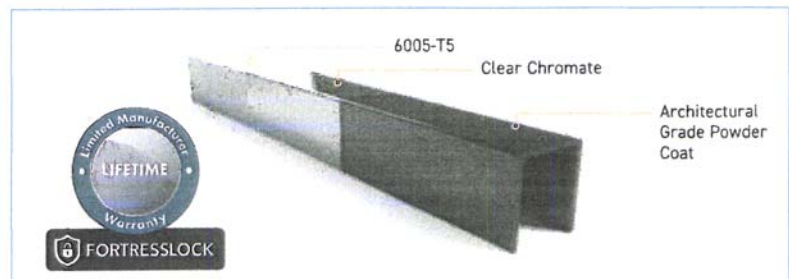
KEY FEATURES

- Hidden fastener system provides a clean appearance
- Limited lifetime warranty maximizes your investment and provides peace of mind
- Rackable design allows panels to meet changes in grade
- Gloss Black (traditional shine) and Black Sand (modern matte) finishes available
- 8 panel styles to choose from in 2 & 3 rail configurations
- Easy installation with pre-punched corner, end and line posts
- Multiple panel configurations to meet ICC Pool Code
- Poly-Loc clip secures rails into post with ease and will not rust like metal clips used by all other competitors
- Walk, Drive and Arched Gates available in 4', 5', 6' widths
- Made from extruded 6005-T5 aluminum
- Virtually no upkeep or maintenance needed with FortressLock rust-free panels

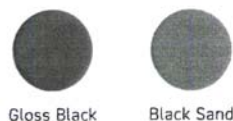
WARRANTY

Limited Lifetime Warranty

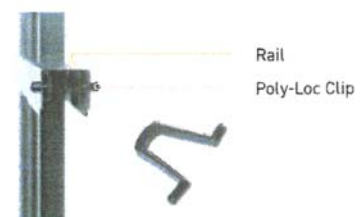
Athens residential is backed by a limited lifetime warranty and a hassle-free claims process. Visit FortressBP.com for complete warranty details and exclusions.



COLOR OPTIONS

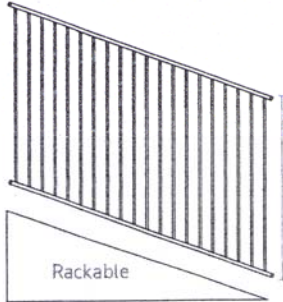


POLY-LOC CLIP



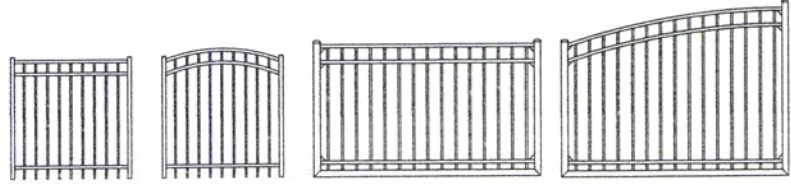
PANELS & GATE STYLES

71" Fence Panel (available in six heights)



- 36"* (914mm)
- 42"* (1067mm)
- 48"* (1219mm)
- 54"* (1372mm)
- 60"* (1524mm)
- 72"* (1829mm)

Flat and Arched Gates



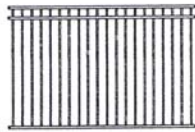
Walk Gates
4' & 5'

Drive Gates
6'

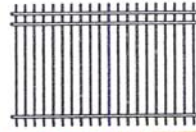
*2 & 3 Rail options available
 Meets ICC Pool Code (2 Rail Option Only)



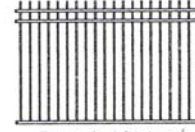
Flat-Top
2 + 3 Rail



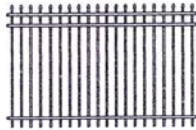
Flat-Top/
Flat-Bottom
2 + 3 Rail



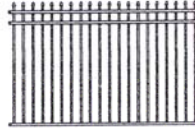
Extended Picket
2 + 3 Rail



Extended Picket/
Flat-Bottom
2 + 3 Rail



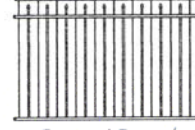
Pressed Spear
2 + 3 Rail



Pressed-Spear/
Flat-Bottom
2 + 3 Rail



Pressed Spear/
Flat Top
2 + 3 Rail



Pressed Spear/
Flat Top Flat Bottom
3 Rail Only

HARDWARE & ACCESSORIES

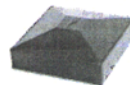
Post + Post Accessories



- 60" (1524mm)
- 66" (1676mm)
- 72" (1829mm)
- 78" (1981mm)
- 84" (2134mm)
- 96" (2439mm)

Punched
2" (50mm) and 2.5" (63mm)

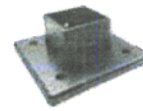
Posts (End, Line, Corner and Blank)
.060 and .125



Pressed
Dome Cap



Wall Mount
Bracket



2" Post Base
Adapter



Swivel
Bracket



Gate Latch
and Hinge Kit

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AIELLO ARCHITECTURE DESIGN

BALAITTY PROPERTY ENHANCEMENT

1800 EASTERN BLVD ADDISON, ILLINOIS 60101 WWW.AIELLOARCH.COM 631.787.0779 MOBILE 631.730.2317 FAX

No.	Date	Item / Revision	Drawn By	Checked By
1	02/25/23	PROPOSED SITE PLAN		
2	03/06/23	PLAN REVIEW CORRECTIONS	3/6/23	1/4
3	03/07/23	PLAN REVIEW CORRECTIONS	3/7/23	1/4
4	03/08/23	FIELD REVISION		

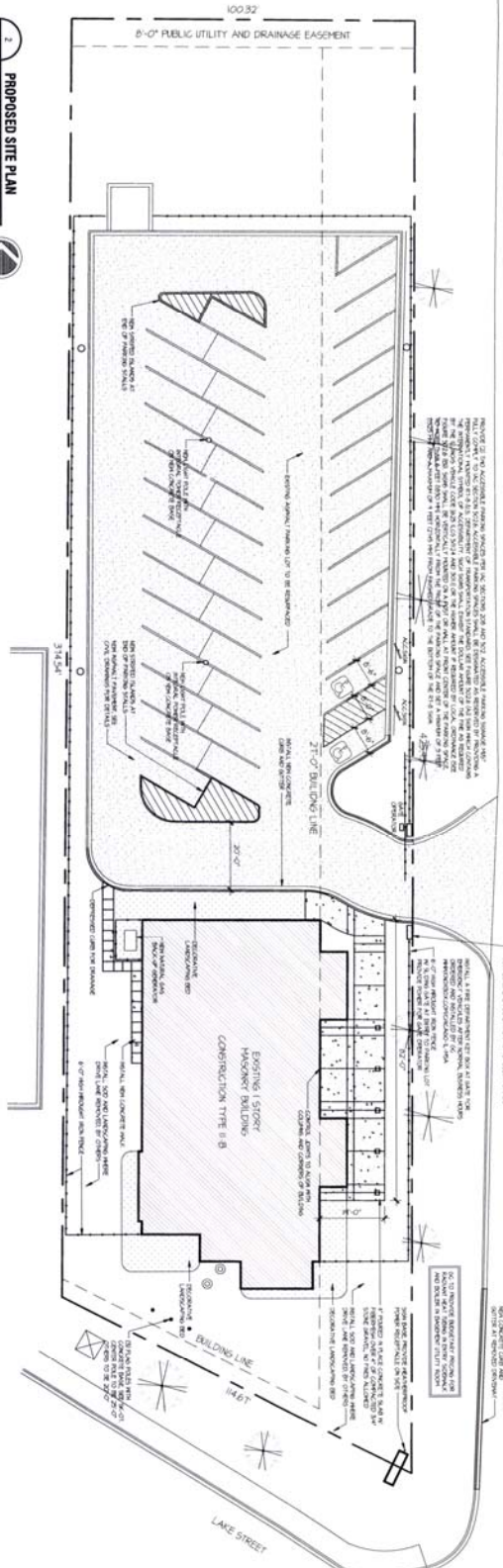
SITE PLAN

A1.1

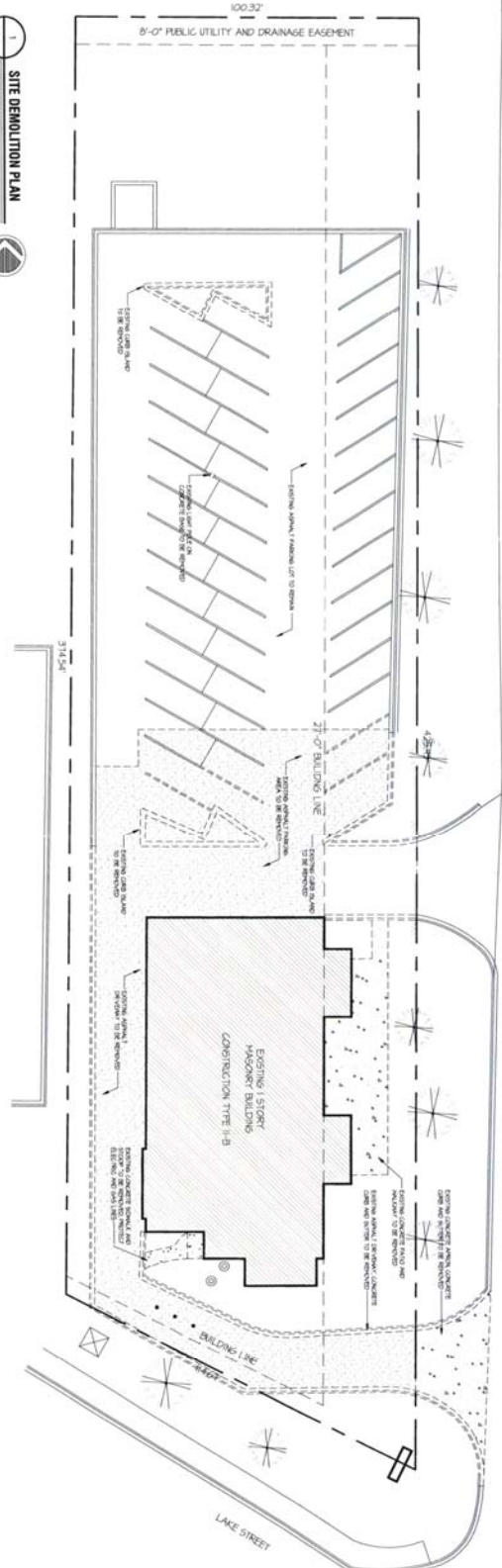
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2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



1 SITE DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



ANCONA JEWELERS

EXTERIOR ALTERATIONS AND INTERIOR BUILDOUT

1700 W. LAKE STREET, ADDISON, ILLINOIS 60101



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

December 11, 2024

MEMORANDUM

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

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

CONSUELO ARGUILLES, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT

RE: RECOMMENDATION
PZ 24-20, 1765 CORTLAND COURT, UNIT B: CONSIDERATION OF HEARING TESTIMONY REGARDING A SPECIAL USE FOR A BASEBALL AND SOFTBALL TRAINING FACILITY

SUMMARY OF REQUEST

Michael Semprevivo (Petitioner) is proposing to occupy the subject property to operate a baseball and training facility. The floor plan indicates office space will be located in the front and include cage netting and turf in the back space that was formerly used as a warehouse. Up to three coaches will be working with a student.

The facility will provide baseball and softball instruction by appointment only. Anticipated hours of operation will be 3:30 p.m. to 9:00 p.m. on weekdays and from 9:00 a.m. to 2:00 p.m. on weekends.

The proposed use is considered a “public and private clubs and lodges, including health clubs and related recreational facilities” and requires a special use within the M2 General Manufacturing District. Therefore, this request requires a recommendation from the Planning and Zoning Commission and Village Board approval.

PROPERTY HISTORY

The building was constructed in 1973 and includes multiple spaces and a variety of office/manufacturing type businesses. According to Addison Township’s office, the gross building area is 85,584 square feet and includes 29 units.

The Comprehensive Plan designates the subject property as industrial.

INTERDEPARTMENTAL REVIEW COMMENTS

Planning

The proposed use will be consistent with existing uses in the M2 District, including 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. In an effort to be business friendly and retain these businesses in Addison, the Zoning Ordinance was amended to make them legal uses.

The Village Code was amended on September 17, 2024 via O-24-61 to allow similar uses as proposed. The Zoning Ordinance was updated to include “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.)

A business license for the proposed business has been received and is currently being reviewed.

Engineering

No comments as it appears no site improvements are proposed. Also, seeing this is a multi-tenant building, Engineering typically gets involved with projects initiated by the building landlord.

Fire

All fire and life safety systems and devices will have to have impact protection installed (if not already present). The petitioner and/or the occupant can reach out to the Fire District for more information and guidance.

Building

No comments at this time.

Police

No comments at this time.

Public Works

No comments at this time.

RECOMMENDATION

Staff finds that the proposed special use complies with the standards set forth in the Zoning Ordinance and, therefore, staff recommends approval of the requested action.

PZ-24-20 – Planning & Zoning Commission
Special Use – 1765 Cortland Court, Unit B
December 11, 2024
Page 3 of 3

SUPPORTING DOCUMENTS

Attached for your review are the following:

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

S:\EngShare\PLANNING & ZONING COMMISSION\2024\PZ-24-20 1765 W. Cortland Ct_SU_Mike Semprevivo\P&Z Memo
PZ-24-20.docx

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, December 11, 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-24-20: The petitioner requests approval of a special use to allow for a baseball and softball training facility within the M2 General Manufacturing District.

The property is located at 1765 Cortland Court, Unit B in Addison, Illinois, and is legally described as follows:

LOT 801 IN DUPAGE INDUSTRIAL ANNEX-SOUTH SECOND ADDITION, BEING A RESUBDIVISION OF LOT 8 IN DUPAGE INDUSTRIAL ANNEX-SOUTH, A SUBDIVISION IN THE NORTH ½ OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP, 40 NORTH, RANGE 11, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DUPAGE INDUSTRIAL ANNEX-SOUTH SECOND ADDITION RECORDED FEBRUARY 8, 1973 AS DOCUMENT R73-07480, IN DUPAGE COUNTY, ILLINOIS.

Petitioner: Michael Semprevivo

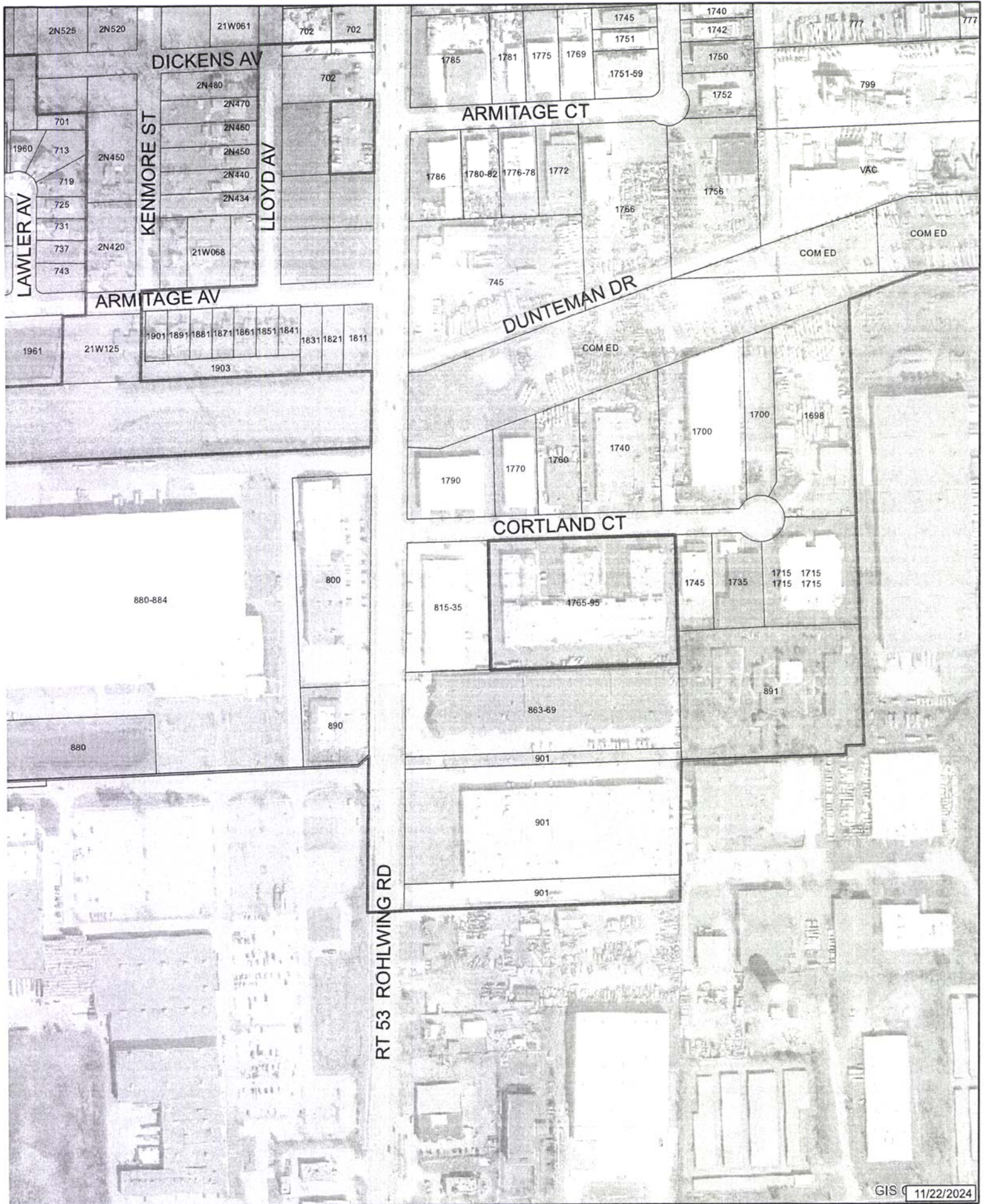
PIN #: 03-31-300-016

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 November 25, 2024

S:\EngShare\PLANNING & ZONING COMMISSION\2024\PZ-24-20 1765 W. Cortland Ct_SU_Mike Semprevivo\Public Notice PZ-24-20.docx



Answers to "Required for Special Use" questions A thru G.

- A. We have been providing professional baseball and softball instruction for over 15 years. We have been renting space at various facilities to provide individual and small group lessons to players. Our business has grown significantly, and it is our desire to provide a home for our players. Ages range from 9 to 18. The focus is to provide foundational training in a safe and controlled environment. We are lifelong DuPage County residents with deep ties into several local travel baseball and softball programs. Providing young athletes with a safe and wholesome experience is the highest priority.

This facility will be open by appointment only. 95 percent of our hours will be dedicated to individual lessons. This will not be a walk in type of facility where people come in to "hit some balls." Our business hours will most likely be 3:30 – 9:00 on weekdays. On weekends, we will be open from 9:00 – 2:00. There will be some exceptions, especially during the summer months, because players will not have school and will be available for daytime training. The plan is to have no more than 3 coaches in the facility at a time, each working with a player. A low number of people in the facility will alleviate any parking concerns.

- B. We strive to be good neighbors and to serve the local community. There will be no loitering outside the doors, nor will there be any instruction outside of the facility. Players will enter from the front door only, thus eliminating any chance of accidents in the loading dock area. We are lifelong business owners. We have owned and rented commercial space in the past. We are approachable and will always do our best to accommodate everyone in the building.
- C. Because we will be open later in the day, our neighbors should expect an accessible parking lot during normal business hours. We are not manufacturing anything or throwing toxic chemicals in the garbage.
- D. We do not anticipate any issues with access roads or drainage. Bathroom flushing is the only water that will be used in the facility. Our low attendance, lesson-based model, will lead to an open parking lot and street.
- E. As mentioned above, we are focused on individual baseball and softball lessons. We will not be open to walk ins, and our students will not be "hanging out" after their lessons. This is a place where athletes come to get their work done, and then go home.
- F. We have been working with Mike Crandell and his team since May 2024. Because our space will require a build out (cage netting and turf), we did not want to take any chances with opening a business without the approval of the village. We have, and will continue, to do everything by the book. We are working with a licensed Realtor. The corporation has been formed. Liability insurance is in force.
- G. Playing a sport is a privilege, not a necessity. However, finding an intimate, lesson focused facility is getting harder by the day. Our model will allow us to keep things small and quiet. Larger facilities rely on walk-in traffic. Larger facilities must get creative during the summer months to pay their large rent and utility bill. This location and business model will keep us from making "desperate" decisions in the summer months.

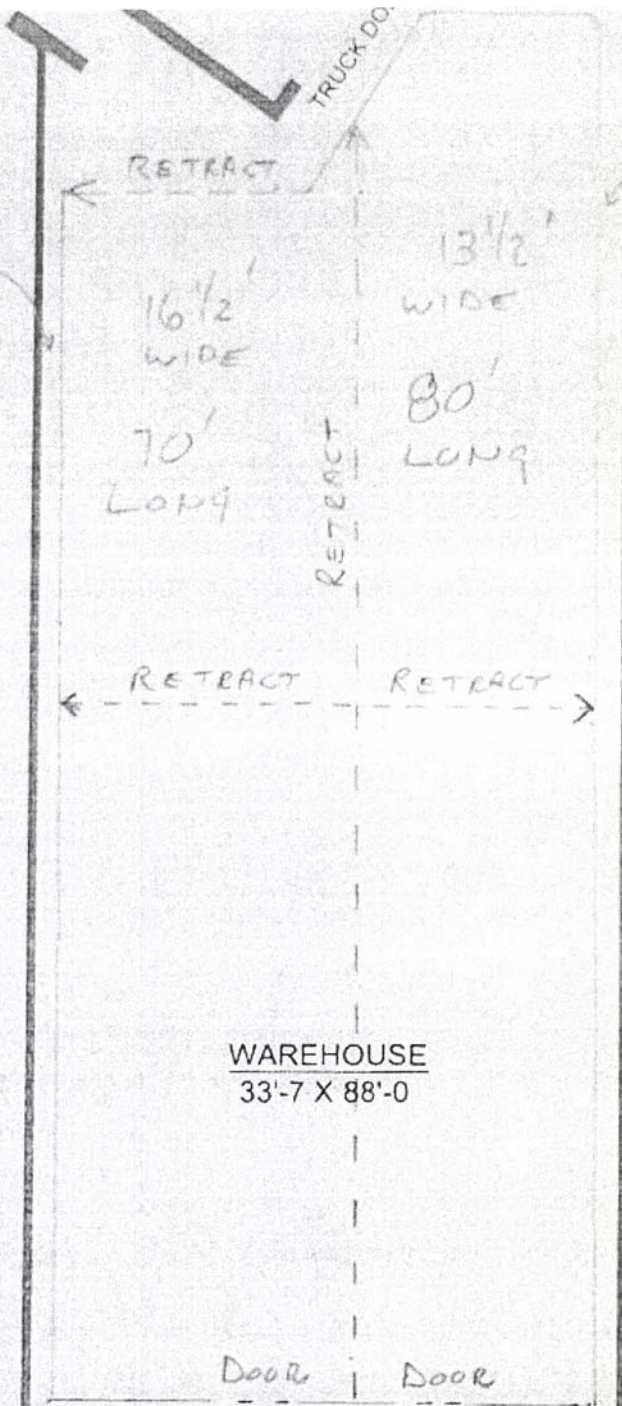
Thank you for the opportunity to open a business in Addison. The central location, combined with our local roots, will allow us to serve the community with pleasure. If you have any questions, I can be reached at 630-297-3395.

Mike Semprevivo

SEMPREVIVO BASEBALL INC
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20"

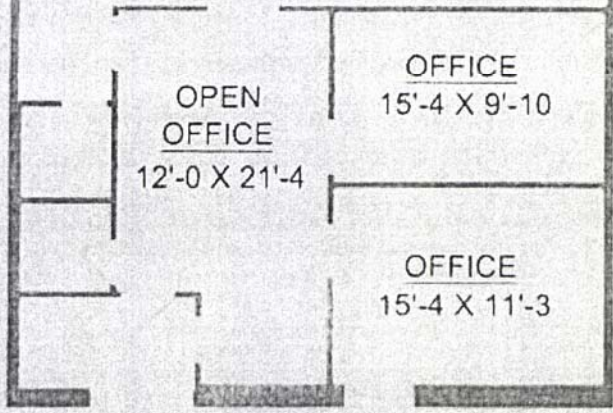
20"



WAREHOUSE
33'-7" X 88'-0"

DOOR | DOOR

5 FT



OPEN OFFICE
12'-0" X 21'-4"

OFFICE
15'-4" X 9'-10"

OFFICE
15'-4" X 11'-3"

1765 CORTLAND CT, UNIT B
ADDISON, IL

