

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, DECEMBER 11, 2024**

The Planning & Zoning Commission meeting of the December 11, 2024 meeting was called to order at 5:30 p.m. by Chair Fotopoulos.

Present: Cargill, Fotopoulos, McComb, Turk
Absent: Ariano, Schmitt
Also Present: Consuelo Arguilles, Village of Addison, Mr. Dan Medina, Addison Fire Department and Village Attorney Dave Freeman

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

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

Mr. Cargill made a motion to approve the minutes from the October 9, 2024 meeting, seconded by Mr. McComb. 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-24-18**, 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.

Mr. McComb made a motion to open File #PZ-24-18, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated 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.

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.

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. Staff did review the request and did have no objections to the request. The Fire Department did comment if not or already done so, the property will require a Fire Department gate switch/Keybox that operates the mechanical gates in addition to one on the building. Being that the property is located on a corner and it is in close proximity to I-355, Staff does believe that there are special circumstances that warrant a variation. We are recommending that the Planning and Zoning Commission recommend approval and this would be Planning and Zoning Commission final.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Cargill asked if it is the same building. Chair Fotopoulos said it is, they just renovated.

Chair Fotopoulos asked if the audience had any questions. Ken Tente, 5N211 Central, stated that it's already fenced in so where the new is fence going. Ms. Arguilles said the fence that is in place was part of the new construction, they did fence in the property and seeking a variation for that. We did discover that needed a variation to do, so the petitioner is here to ask for that variation.

Chair Fotopoulos said asked if the Fire Department already has the key switch lock for the parking. Mr. Medina said yes they do and it will be checked on the building final.

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

Mr. Cargill made a motion to close File #PZ-24-18, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

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

Mr. McComb made a motion for a positive recommendation for File #PZ-24-18, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion. Roll call was taken.

Motion passed unanimously.

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.

Mr. Cargill made a motion to table File #PZ-24-19 to the next Planning & Zoning Commission meeting of January 8, 2025, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

3. **File #PZ-24-20**, 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.

Mr. Turk made a motion to open File #PZ-24-20, seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated this request is to operate a baseball and softball training facility. This building is a multi-tenant building. The petitioner is interested in Unit B. The floor plan that was submitted does indicate that there is going to be office space in the front and the back will be caged netting and turf. The back area of the space is currently being used as warehouse. The facility would be operated by appointment only and hours of operation will be from 3:30 pm to 9:00 pm on weekdays and from 9:00 am – 2:00 pm on weekends. The proposed use is considered a public and private club and lodge including health club and related recreational

facilities and does require a Special Use within the M2 General Manufacturing District which is what this property is zoned as.

Village Staff did review the request and it comfortable with the proposed use at this site. There is a history of related uses in the industrial manufacturing areas that are surrounding the property that includes 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. Therefore the proposed use would be in line with what was approved as Special Uses and therefore the petitioner is here requesting the Special Use as the site.

Engineering, Fire, Police, Building and Public Works did review this request and no major comments were submitted besides Fire indicating that all fire and life safety systems and devices will have to have impact protection installed (if not already present). Staff does recommend approval of this request. This is Village Board final therefore upon your recommendation that would be forwarded over to the BZD Committee and Village Board.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Cargill asked if there was any issue with parking. Ms. Arguilles said no issue. This property does have a number of different uses, some of them are vacant and others are occupied. We did review it from a parking standpoint and did a site visit. There are no concerns with parking.

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

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

Village Attorney Freeman asked Mr. Medina that in the Staff Report about 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. Do you need something about that in the motion? Mr. Medina said no it would be called out on a Business License inspection.

Mr. McComb made a motion to close File #PZ-24-20, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

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

Mr. Cargill made a motion to accept the proposal as stated, seconded by Mr. McComb. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

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.

Mr. McComb made a motion to table to the January 8, 2025 Planning and Zoning meeting, seconded by Mr Turk. Roll call was taken.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION - None

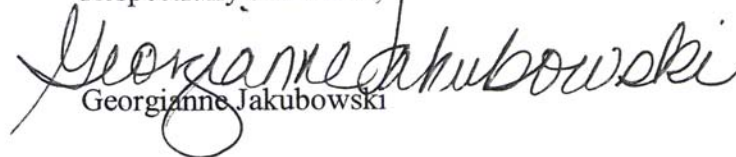
V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN - None

VI. ADJOURNMENT

Mr. Cargill made a motion to adjourn the meeting at 6:00 p.m., seconded by Mr. Turk.

Motion passed unanimously.

Respectfully submitted,


Georgianne Jakubowski

