



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

AGENDA

PLANNING AND ZONING COMMISSION

PUBLIC HEARING/BUSINESS MEETING

WEDNESDAY, JANUARY 8, 2025

DATE: Wednesday, January 8, 2025

TIME: 5:30 P.M.

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

Chair – Marianne Fotopoulos

Member – Joseph Ariano

Member – Edward Cargill

Member – Donald McComb

Member – Timothy Schmitt

Member – Mark Turk

Member –

I. CALL TO ORDER – ROLL CALL

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

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. **File #PZ-24-21**, consideration regarding variations for the property at 42 N. Michigan Avenue.

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

Petitioner: James L. Ohle

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

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

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

Petitioner: Peter Alvarez, Auto Gallery Chicago, LLC

This file was published in the July 30, 2024 issue of the Daily Herald Newspaper. A motion to table to the January 8, 2025 Planning and Zoning meeting. The petitioner has requested to continue to the February 12, 2025 Planning and Zoning meeting.

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

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

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

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

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

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

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, 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
 Georgianne Jakubowski



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

January 8, 2025

MEMORANDUM

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

FROM: MICHAEL CRANDALL, DIRECTOR OF COMMUNITY DEVELOPMENT *M.C.*
CONSUELO ARGUILLES, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT *CA*

RE: FINAL VOTE AND ACTION – ZONING VARIATION REQUESTS
PZ 24-21, 42 N. MICHIGAN AVENUE: APPROVAL OF VARIATIONS TO REDUCE SIDE YARD SETBACK TO ENLARGE EXISTING TWO-STORY RESIDENCE ON NON-CONFORMING LOT IN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT.

SUMMARY OF REQUEST

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

The subject property is zoned R2 Single-Family Residence District. The building addition would comply with the required setback in the R2 District. However, the existing side yard setback along the south lot line, the lot area, and the lot width measure less than the R2 District's minimum requirements. The table below provides a summary of the zoning requirements and the proposal (items requiring variation approval shown in *italic*):

	R2 Single-Family Residence District Requirements	Existing/Proposed
Lot Area	Min. 8,400 square feet	<i>7,834 square feet</i>
Lot Width	Min. 60 feet at the building area	<i>50 feet</i>
Floor Area Width	Maximum .6 (4,700 sq.ft.)	<i>.26 (2,080 sq.ft.)</i>
Building Height (average height)	Max. 30 feet	<i>23.5 feet</i>

Front Yard (E) – Along Michigan Ave.	Min. 30 feet	34.9 feet
Side Yards (S & N) (combined width of not less than 16 feet; one min. 10', the other min. 6')	Combined width of not less than 16 feet; one min. 10', the other min. 6'	5.1 feet (Existing) (S) 6.34 feet (Addition) (S) 23.8 feet (N)
Rear Yard (W)	Min. 30 feet	67.22 feet

PROPERTY HISTORY

The subject property consists of a two-story home that was constructed in 1945. 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 are zoned R2 Single-Family Residence District and are developed as single-family homes.

INTERDEPARTMENTAL REVIEW COMMENTS

Village staff from various departments reviewed the petitioner’s application and support the variations requested. The subject property’s existing conditions are consistent with other residential lots in the same zoning district. The following building comments are provided for reference, which can be addressed at time of building permit review:

Regarding the proposed wall construction assembly, it appears the proposal would comply with requirements. The distance between the new addition and existing shall be no less than 36". The addition shall have the exterior wall adjacent to the existing garage a minimum 1 hour fire resistance rating. All openings in such wall, shall meet all requirements of the 2018 IRC table R302.1 (1). Detail plan review and technical submission takes place during the permitting process.

RECOMMENDATION

Staff finds that the proposed variations comply with the standards set forth in the Zoning Ordinance and, therefore, staff recommends approval of the requested variations to enlarge the existing two-story residence on a non-conforming lot in the R2 Single-Family Residence District for the property at 42 N. Michigan Avenue, as stated below:

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

PZ 24-21 – Planning & Zoning Commission
42 N. Michigan Avenue
January 8, 2025
Page 3 of 3

SUPPORTING DOCUMENTS

Attached for your review are the following:

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

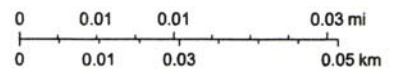
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PZ 24-21 42 N. Michigan Ave. Location Map



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1:1,019



Village of Addison

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, January 8, 2025 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-24-21: The petitioner requests consideration of hearing testimony regarding variations for the property at 42 N. Michigan Avenue

The property is located at 42 N. Michigan Avenue in Addison, Illinois, and is legally described as follows:

LOT TWO IN BLOCK SIX IN HOME ADDITION TO ADDISON, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1926, AS DOCUMENT NO. 215640 IN DUPAGE COUNTY, ILLINOIS.

Petitioner: James L. Ohle

PIN #: 03-28-223-013

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 December 23, 2024



Tuesday, December 3, 2024,

Department of Buildings
1 Friendship Plaza
Addison, Illinois 60101

RE: 42 N. Michigan, Addison IL 60101

SBJCT: Variance

VIA: Village of Addison Portal

We are seeking an enlargement of an existing two-story residence on an existing non-conforming residential lot as depicted on the attached exhibits. The existing lot is 50 Feet wide. The required side yard requirement is 60 feet.

Our analysis indicates that the Rear, Side & Front yard, the FAR, and MLA requirements meet the standards of the Ordinance for a 60ft wide lot.

Sincerely,

THE CIVIC ARCHITECTURAL GROUP, INC.
Illinois Design Firm Registration # 184.008841-0001

A handwritten signature in blue ink, appearing to read 'Jim Ohle', with a large, stylized flourish at the end.

By: Jim Ohle
Its: President & Managing Architect RA # 001-010316
Jlo/jc

Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

January 8, 2025

MEMORANDUM

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

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

RE: REQUEST TO CONTINUE - 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

After hearing testimony from the petitioner at the August 14, 2024 Planning and Zoning Commission meeting, the Commission made a motion to table this item to the September 18, 2024 hearing so staff could further investigate the petitioner's request. At the October 9, 2024 hearing, this item was tabled to the November 13th hearing to allow for additional staff review. This meeting was cancelled. Since then, the Petitioner obtained legal representation from Elrod Friedman LLP and requested to continue the request to the December 11, 2024 and then subsequently to the January 8, 2025 hearing to provide their office with additional time to review the matter. Tonight, the attorney representing the applicant has requested to continue this item to the February 12, 2025 Planning and Zoning Commission meeting as the client is out of town until January 6th.

S:\EngShare\PLANNING & ZONING COMMISSION\2024\PZ 24-11 12 W Factory variation_Peter Alvarez\PZ memo 1-08-2025.docx