



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

AGENDA

PLANNING AND ZONING COMMISSION

PUBLIC HEARING/BUSINESS MEETING

WEDNESDAY, MAY 14, 2025

DATE: Wednesday, May 14, 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

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE MARCH 12, 2025 PLANNING AND ZONING COMMISSION MEETING

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. File #PZ-25-02, consideration regarding variations to the lot width and front yard setback along Cherry Street to build a new single-family home with an attached two car garage and related improvements, including a patio, at 881 N. Cherry Street, located in Addison, Illinois.

P.I.N.: 03-22-211-020

Petitioner: Damian Kwasniewski

The Public Notice was advertised in the April 29, 2025 issue of the Daily Herald Newspaper.

Consideration of File #PZ-25-02 as described above.

2. File #PZ-25-04, consideration regarding variations to the lot area and lot width to build a new single-family home with an attached two car garage at 849 E. Crest Avenue located in Addison, Illinois.

P.I.N.: 03-22-105-004

Petitioner: Robert Jaszczolt

The Public Notice was advertised in the April 29, 2025 issue of the Daily Herald Newspaper.

Consideration of File #PZ-25-04 as described above.

3. **File #PZ-25-06**, consideration to approve proposed Text Amendments to Section VI.D of the Zoning Ordinance with respect to the construction and operation of fire and law enforcement training facilities by governmental entities in the M2 General Manufacturing District of the Village of Addison.

Petitioner: Village of Addison

The Public Notice was advertised in the April 29, 2025 issue of the Daily Herald Newspaper.

Consideration of File #PZ-25-06 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, MARCH 12, 2025**

The Planning & Zoning Commission meeting of the March 12, 2025 meeting was called to order at 5:30 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, Mc Comb, Schmitt, Turk
Absent: None
Also Present: Mike Crandall and Consuelo Arguilles, Village of Addison, Dan Medina, Addison Fire Department and Village Attorney David Freeman

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE JANUARY 8, 2025 PLANNING & ZONING COMMISSION MEETING

Mr. Turk made a motion to approve the minutes from the January 8, 2025 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-24-11**, 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.

The petitioner for File #PZ-24-11 has withdrawn his request.

Chair Fotopoulos stated that this has been on our agenda for three months and it has official been withdrawn by the petitioner.

2. **File #PZ-25-01**, consideration regarding variations to the lot area, lot width and building setbacks to enlarge the existing residence located at 899 E. Crest Avenue located in Addison, IL.

P.I.N.: 03-22-105-009

Petitioner: Catalin Patrantas

This file was advertised in the February 25, 2025 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-25-01, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated the petitioner is looking to enlarge his existing 1.5 story home on the property. The proposed improvements include demolishing the detached garage and build an attached garage with some interior remodeling of the home including the half story. The proposed home would be improved by converting the first floor into a two-car garage, adding a two bedroom, two bathrooms, living room and kitchen breakfast area on the first floor. The second floor would include an attic space, great room and third bedroom and bath. Exterior stairs going to the second floor are proposed along the south building elevation next to the garage. The petitioner did submit building elevations as prepared by his architect. The overall height would be 27' -2 1/8" to the ridge. The mean measurement to the roof would be 23' -2". The street facing building elevations will include a thin brick. The interior side and rear yard will include lap siding. The property is zoned R3A Single Family Residential District. The existing lot area width and building setbacks to the west and east lot line do not conform to the R2A district requirements. That is not changing with the proposed improvements; however, the proposed improvements trigger the need for variation approval for this project, Being that this a corner lot, the property does have two front yards, one along Crest Avenue and the second along Central Avenue. Village Staff did review the petitioners request and is supportive of the proposed improvements and variations requested. The subject property existing conditions are consistent with other residential lots in the same zoning district. The home adjacent to the south is also in a very similar situation with substandard setbacks as measured from the lot line along Central Avenue. The lot width is also consistent with homes in the area. As a condition of approval, Staff is recommending that as part of the building permit, we will be doing a more thorough review of regarding the drainage patterns, specifically we be looking at drainage patterns being maintained.

The site plan at the time of permit must be comprehensively reviewed and any impervious areas will require stormwater management. Staff finds that the proposed variations comply with the standards set for in the zoning ordinance as is recommending approval of the requested variations to enlarge the existing residence on a non-conforming lot zoned R3A Single Family Residential District for the property at 899 E. Crest Avenue. The variations are as follows:

1. Variation to allow a lot area measuring 7,588 square feet;
2. Variation to allow a lot width measuring 56.50 feet along the north lot line;
3. Variation to allow a building setback measuring 3.2' feet along the west lot line; and
4. Variation to allow a building setback measuring 19' feet along the east lot line, as per the architectural set of plans prepared by Kioxin, Inc. revised and dated 01.06.25.

Attorney Freeman stated that there is a reference in the Staff report with regard to the current drainage patterns, I am assuming that will be handling by Staff at the time of building permit being issued, or is that something that would need to be in any motion that would be made by the Plan Commission. Consuelo Arguilles, Village of Addison stated that is something that would be reviewed as part of the building permit review process, granted that most of the proposed improvements are interior remodels.

The architect and petitioner for the project were both present and sworn in. The architect stated that the petitioner purchased the property last July, everything the owner wants to do he thought he could do. Basically, just based off seeing separations between houses that existed. The house that he bought was built in 1952 and at the time there were not all these homes around it. The things that made this lot non-compliant is the fact that the R3A zoning requires that the minimum lot width is 60 feet, his lot is only 56.5 feet. If it was 60 feet wide, we wouldn't be here today because we are talking about 3 feet. The petitioner is trying to have a continuous footprint of the building so that it is context with the other homes that have built in the neighborhood since 1952. Those are the two things that basically was the lot width was under sized, the minimal lot for a R3A is 7800 square feet, this lot is 7588 square feet. The house is not built parallel to the property line so the longer the house gets it gets closer to the minimum 6-foot requirement. The reason for the attached garage is just keeping in context with the neighborhood as they all have attached garages. We are proposing to put brick on the two street elevations.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Schmitt said the lot to the east, is it actually a lot? The architect stated that it is just extra space that is there. I believe it is for a right-of-way, but because of the fact of the street being so far off, it is actually looks like 60 feet to hit the front of his house off of north Central Avenue and that is not the side that we had a setback concern with. Mr. Cargill said the 56.5 is typical of the lots in that area. The architect said that is correction. One of the things Mr. Patrantas provided was two aerial exhibits that did show other properties that also less than 60 feet in his neighborhood. The side yard to his neighbor immediately to the west only has a 4-foot setback.

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

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

Consuelo Arguilles stated that she exhibits the petitioner submitted, exhibits 1 and 2 illustrating the lot sizes in the area. There is a lot of consistent 56-foot-wide lots.

A resident at 869 E. Red Oak asked about a u-shape driveway and also the street usually floods. The architect stated there is no u-shape driveway, the existing driveway will remain as is.

Mr. Cargill stated the driveway that he sees, does that conform to our driveway ordinance as far as widths of driveways. Ms. Arguilles stated it is her understanding that the existing driveway does conform.

Mr. Cargill made a motion to close File #PZ-25-01, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-25-01 as described above.

Mr. Schmitt asked Ms. Arguilles if the existing culverts are actually allowing water to flow through or if they are comprised. Ms. Arguilles said she did not know. Mr. Schmitt asked if that is something that would be part of the building permit process? Ms. Arguilles said typically that is part of the building permit review, Engineering is involved.

Mr. Schmitt made a motion for approval of File #PZ-25-01 at 899 E. Crest Avenue with the variations as listed for the lot size, lot width and building setback on the two sides, seconded by Mr. Cargill.

- Variation to allow a lot area measuring 7,588 square feet;
- Variation to allow a lot width measuring 56.50 feet along the north lot line;
- Variation to allow a building setback measuring 3.2' feet along the west lot line; and
- Variation to allow a building setback measuring 19' feet along the east lot line, as per the architectural set of plans prepared by Kioxin, Inc. revised and dated 01.06.25.

Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

3. File #PZ-24-22, consideration regarding a variation to place a fence forward of the principal building at 240 N. Hillcrest Avenue located in Addison, IL.

P.I.N.: 03-27-100-008

Petitioner: Victor Beecham

This file was advertised in the February 25, 2025 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-24-22, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Ms. Consuelo Arguilles, stated the petitioner is requesting a variation to place a fence forward of the principal structure. The Village Code does not permit fences to be placed forward of the principal building or in front building setback. As proposed the fence would be set back 30 feet from the front property line; however, it would be in front of the house. The petitioner is seeking a variation to allow a fence forward of the building line but setback 30 feet from the front property line. The proposed fence would be wrought iron style with gates that open inward on the property. The existing conditions of the property do include a two-story brick single family residence that was constructed in 2017. Village Staff did review the petitioners request and building had no comments, Engineering had comments and wanted additional details to demonstrate how the gate will operate without encroaching onto the adjacent property when open. The Police Department did not have any issues and the Public Works Department did have comments just making sure that the proposed fence including the operation of the gate will not interfere with the existing utilities that are on the property. They want to make sure the existing utilities are maintained and accessible. The Sewer Division recently received a request to clean out the storm line at this location. The maintenance will only occur occasionally, the Public Works Department must have viable access to perform maintenance and service requests. If the variation is approved the Village shall require language stating that the operation of the fence and gate will be the owner's responsibility and the Village is not going to be responsible for the maintenance of the utilities within the fence line. The property would have to be responsible for any issues that occur. It is important to know that the property is a very unique lot from a lot size and existing conditions. The Planning Division has reviewed the request and has specifically reviewed the Zoning Ordinance and the hardships presented by the petitioner and because of the lot and home on the lot are uncharacteristic unique. The property is a flag shaped lot and consists of a stormwater management easement for the majority of their rear property. The home improvements back to the rear yards of three residential lots located to the east, to the west there is an unimproved right-of-way area. The fence would be of a style that is a wrought iron open fence and the fence line would be aligned with a budding front yard setback of the adjacent home to the north and would be behind the building line of the home located to the south.

Based on Staff's review of the code and proposal, Staff finds that the proposed actions would comply with the standards set forth in the Zoning Ordinance. The subject property's physical surroundings, shape and topographical condition 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. The reasons for the fence are not based exclusively upon the desire to make money out of the property. The main reason is for security. The plight of the owner is due to unique lot circumstances and the variation, if granted will not alter the essential character of the area. Fences in similar locations are common in the area. Therefore, staff recommends approval of a variation to allow a six-foot tall wrought iron fence as per the following condition of approval:

1. Providing all Village Departments have access to perform maintenance to all Village utilities (water, stormwater, and sanitary) and to respond to service requests.

Chair Fotopoulos asked if the Plan Commission had any questions.

Mr. Cargill asked what provisions are set to allow access by the Village to service those utilities. Ms. Arguilles stated the condition of approval we have included should just get approved; we do recommend the Commission include that condition for approval. The petitioner, homeowner is well aware of Staff's comments and concerns. We did meet with him to discuss our concerns of accessing and maintaining those utilities that are on the property. One of the exhibits that we presented and is part of the packet is a GIS view of Village utilities. There are a couple of utilities that run through the property. The petitioner is very well aware of what is located on the property and has been notified of the condition of approval that we are recommending. Mr. Cargill said if the Village goes up to the home and no one is there and the gate is closed, they can't get in. Ms. Arguilles stated that we will do what is necessary to access and maintain the Village utilities that are on the property. Mr. Cargill asked to be more specific. Ms. Arguilles stated it is going to be a unique situation and I can't answer who we will be addressing that depending on what the underlining issue that arises. We definitely intend to contact the property owner as needed to make sure that we access to the site should this be approved. The GIS view of village utilities do indicate what we are talking about from a Village standpoint. We have a water shut off valve, a stormwater sewer structure, a storm sewer line, a sanitary manhole and a sanitary line that we want to make sure we have access to. Chair Fotopoulos stated that since we have the Fire Department here what about if there is a fire and no one is home. Dan Medina of the Fire Department stated that with these types of gates, commercial or residential we would require during the plan review and permitting process for the occupant and owner to have what is called a Knox-box key switch where it allows Fire Department access like we would in any commercial structure and we would take control of that gate while it was in the manual open position and would not be able to close until we leave the property and reset it. It is a Fire Department access only and they do have Police Department switches and that would be something that would have to be discussed at the time of permitting.

Attorney Freeman stated this condition of the approval we are going to have to work out some arrangement with the homeowner that similar to what the Fire Department can do, the Village is going to have the same access. So, whether it is a key to the gate or an access code being

given to the Village, whatever it may be there is going to have to be an agreement between the owner and the Village in order for this to move forward. This is a condition and if we can't reach an agreement this is not going to get approval. The approval is conditioned on the owner reaching an agreement with the Village to allow access to his property. In the worst instance someone is going to take down that gate but hopefully we don't get to that point and it will be something similar to what Mr. Medina just pointed out with regard to the Fire Protection District. The Village being whether it is Public Works or Community Development someone is going to have a key or access to a keypad to make that gate open. Mr. Cargill said the Police Department too. Attorney Freeman said whatever agency that needs it; it's part of the agreement, that is what the owner is agreeing to, and if he can't work that out with us this is not going to go anywhere. Mr. Cargill said we can't do anything until we see that agreement? Attorney Freeman said you will be approving this subject to that agreement, that is going to be the condition. Mr. Cargill said is there a precedence involved with this if we approve this, everyone who wants to put a gate across their driveway, we are going to have set up something similar. Attorney Freeman said anyone who wants to have a similar gate is going to have to come before the Plan Commission to make that request based upon their own unique circumstances. I don't think Community Development would be recommending this other than certain circumstances involving this particular problem. Mr. Schmitt said isn't it typically allowed if someone had a house typical setback and they had a driveway where they could have a gate and fence there without all these special procedures. Ms. Arguilles said that is correct, fences are permitted in side yards and rear yards and it is very typical for a single-family residential home to have a fence starting from the corner of the house coming out to the side property. The petitioner did submit a narrative dated February 19, 2025 where he is acknowledging that he plans to have an option for a key/fire box in the events that the automatic feature isn't available. He has been made aware that he might have to should this get approved. Mr. Schmitt said the way that it is currently set up, it is basically at the building line for the two adjacent houses south and north, is that correct? Ms. Arguilles said that is correct, it would be aligned with the building line that is located just to the north, but it is setback a little further from the property to the south.

Mr. Beecham, the petitioner, was present and sworn in. Mr. Beecham stated that he will have a lock box for access to the property. If the system is not working you will be able to override the system with a key. There will also be a push button to get inside in case of an emergency. It will also have a small walk gate.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Schmitt said what is going on with the ongoing construction at this home. There are semis on the site. How long does permit last? There is a lot to the south or north that has construction staging, semi parked and that is all access to the backyard. Mr. Arguilles said that is a separate lot and it is currently under construction. Mr. Schmitt said yes but that construction is actually for this house, isn't it in the back? Ms. Arguilles said she didn't believe so. Mr. Schmitt said it's not. Mr. Beecham said they are doing in an indoor swimming pool. Mr. Schmitt said is all the material staged on the adjacent lot and the semi is all for that work? Mr. Beecham said that is his lot and semi. I am just waiting to get approval to do my swimming pool. I am using the semi to move my materials and I own it.

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

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

Ms. Arguilles said these two lots are unique parcels with different P.I.N.'s.

Mr. Turk made a motion to close File #24-22, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-24-22 as described above.

Mr. Schmitt made a recommendation for approval of File #PZ-24-22 with the recommendation as written by Staff for Village Departments to have access or maintenance of all the utilities to the site if needed subject to their agreement, seconded by Mr. McComb. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Cargill abstained.

Motion passed unanimously.

4. **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. The petitioner is continuing to review engineering matters and requesting to go to the March 12, 2025 Planning and Zoning meeting.

Mr. Cargill made a motion to open File #PZ-24-19, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Ms. Consuelo Arguilles, Village of Addison showed two images on the overhead, one reflects the zoning as per the unincorporated Du Page County and the other one is an image of the Village of Addison Zoning designation. The property consists of two lots totaling 7.215 acres (314,302 sq.ft.) in unincorporated DuPage County. The applicant wishes to annex the subject property to the Village of Addison, rezone, and resubdivide the subject property into twenty lots to construct twenty detached single-family homes. This does require approval of an annexation agreement, annexation, rezoning to the R2 Single-Family Residence District, and a Plat of Resubdivision.

The unincorporated DuPage zoning designation is R-3 Single-Family Residential, on the right the Village of Addison zoning designation for the property surrounding the subject property is R2 to the west, north and east; the property abutting along the south property line is zoned R3A. There are four lots that are abutting the subject property. The proposed subdivision would comply with the R2 lot requirements. Ms. Arguilles referenced a table on the overhead that shows the R2 zoning designation. The R2 bulk requirements of the Village's zoning code and the R3 zoning designation. The R2 zoning designation is what is surrounding their sides of the property and it is what Staff is recommending this to be rezoned. Rezoning to anything other than the R1 zoning designation is very typical for annexations. Staff does review the proposal and does recommend a recommendation to rezone the property to match the surrounding zoning of the property. In this case it does about the R2 and R3A but its staff interpretation of the code and the intent of it to rezone it R2 which makes the most sense because it is completely surrounding all three sides to the R2 versus the R3A. The lot areas of the proposal will vary in size, everything from 8,403 square feet which is a smaller lot and varies all the up to 9,216 square feet. The lot width also varies per lot. The widths vary from exceed the minimum 60' at the building area. The lot widths vary from 60.04-82.38 feet. The floor ratios are pretty consistent; it will vary because the proposal would include a number of diverse building designs. No two lots are going to be matching the same front elevation, nor the interior floor plan. The majority are going to be two-story homes, however there are going to be some that could be one-story ranch style homes.

The building height, the code allows up to 30 feet in height and the proposal would comply with that along with the minimum front yard setbacks, side and rear yard setbacks as noted. There are several pictures of the surrounding property. There are a mix of styles of the homes and building materials. Staff has reviewed the floor plans, building elevations, surrounding areas, existing conditions and is finding the proper actions comply with the standards set forth in the Subdivision Control Ordinance and Zoning Ordinance and, therefore, staff recommends approval of an annexation agreement between the Village of Addison and the petitioner, annexation, and a plat of resubdivision, subject to the following conditions:

1. Any new home built on the subject property shall be at least 2,500 square feet in area.
2. General compliance with the architectural plans prepared by Be-vizual Architecture & Design dated 11/14/2024.
3. Execution of an annexation agreement, including an anti-monotonous clause for building elevations and colors, shall be executed as part of the annexation agreement.
4. Establishment of an HOA with by-laws and declaration of covenants as a part of the annexation agreement.
5. Establishment of a dormant special service area (SSA) for all stormwater management and wetland areas as a part of the annexation agreement.

Chair Fotopoulos asked if the Plan Commission had any questions. Mike Crandall, Village of Addison said this development is in a very desirable location within our community and it is safe, also when we annex property, we have a minimum required 2500 square foot and we also ask for a minimum of 50% masonry on all street facing elevations.

Mr. Cargill asked about the out-lot wetlands, who will maintain that? Mr. Crandall said the homeowner's association when the development is completed. The HOA will be responsible for any stormwater management on the property as well as the wetland maintenance; which is one of the reasons why setting up a dormant SSA so in the event that the HOA becomes defunct, they stop maintaining it we will set up a Special Service Area and collect money from the taxes of that area for the residents to pay. Mr. Schmitt asked if any engineering was submitted. Ms. Arguilles said as part of the zoning application she didn't believe so, however there have been numerous conversations and meetings with our engineers and engineering consultant on this project. Mr. Schmitt said he doesn't know how they are doing it without going through the process; it seems like there is a general lack of information with the submittal. Attorney Freeman asked if Staff could talk through the engineering process at this point in the application process in terms of what is required as far as engineering is concerned right now as compared to down the road. Mr. Crandall explained the process when a developer is proposing a subdivision.

Mr. Sam Polena, petitioner and Clyde Seseri were present and sworn in. Mr. Polena gave an overview of the project on the overhead. Mr. Polena stated that he has done designs of single family and multi-family subdivisions. The property is located at 5N235 Itasca Road and contain 7.2 acres of undeveloped land. They are proposing 20 lots; the property is unincorporated and there are 32 record lots on the property and no variations that are being requested. Mr. Polena showed the proposed subdivision which consists of 20 lots. The current wetland is delineated by wetland specialists and confirmed by the County is about 1.63 acres. All of the lots face the open area. Mr. Polena thanked Staff for all of their help and going back and forth with us on this project, especially Engineering. Mr. Polena showed four options of the architectural design of the homes.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. McComb asked about the middle area where it says wetlands and detention, would that be useable by the residents of the homes? Mr. Polena said no, the Village wants the area to be natural. There are discussions of putting a fence around it and the homeowner's association will maintain it. Mr. Schmitt asked if a wetland delineation has been before. Mr. Polena said yes it has been confirmed by the County. Mr. Schmitt asked if they could show where the delineation is? Mr. Polena showed it on the drawing. Mr. Schmitt said you are not planning on disturbing the current wetlands. Mr. Polena said no they are not. Mr. Schmitt said the detentions that you have, is the bottom of them higher than the existing wetland. Mr. Polena said for storage purposes, we can only count volume the current water level, so the detention pond has six inches of depth to maintain water. Mr. Cargill said the land is low, how are you going to get down to footing, you will have to go way down because it has to be, how far down is the clay that you can put a footing on? Mr. Polena said we are cutting approximately 2 feet in the detention areas. We will use clay to fill a portion of the box on each side and as we go through engineering, we will have phase construction as we are digging out the foundation. We will dig down to about 9 feet below finish grade. Mr. Cargill said the first-floor level is going to be how much higher than the street.

Mr. Polena said the top of foundation is going to be approximately a foot above the street. Mike Crandall asked if a soil boring was performed on the property. Mr. Polena said they performed three in the northern area and then three in the southern area. Mike Crandall said as part of the building process they would have to submit soil borings to our staff so that we can verify the soil boring capacity, which will determine the type of footings that can be used. Mr. Polena said they did do some sort of historical research on the property and this became wetlands after the development. Attorney Freeman said to Staff, if you have preliminary engineering plans now, even if this Board approves this request, even if this request is approved by the Village Board, they're still going to need have final engineering approval which means that the Engineering Department is going to have to approve all of these things that have been discussed, is that correct? Mike Crandall said yes that is correct. Attorney Freeman said none of that approval is going to be given if the developer doesn't meet all the requirements of the Village with regard to Engineering, is that correct? Mr. Crandall said that is correct. Mr. Turk said you mentioned two lots, what is going to happen to the lot to the south. Mr. Polena stated there are two parcels, two different P.I.N.'s but we are talking about one property. Mr. McComb said you had a slide up earlier comparing your lot 7.2 acres and you are proposing twenty homes and the other ones had between 25 and 28, my concern is on your lot it looks like over half is going to be used for detention. Mr. Polena said it is a little bit less than half that is been used for detention; all those areas have streets. Mr. McComb asked if they know the lot size compared to the neighboring lot sizes, are they smaller on average? Mr. Polena said we are bigger; we have checked all the lots. Mr. McComb said you have some pretty big size homes you are putting on 2500 square feet is minimum, I'm afraid of them being stacked (wall to wall). Mr. Schmitt said from an engineering standpoint, what properties around here actually drain to this site if this self-contained. Mr. Polena said on the north, east and west it is self-contained, everything to curb down drains towards the property, nothing on the curb side drains to this property. From the south its approximately 10 acres in total. Mr. Schmitt said this is the overflow for this land goes to the south? Mr. Polena said yes. Mr. Schmitt said it is kind of a unique condition, most of the time when we get this many homes there are streets and things getting built; some of the things like landscape, street improvements, etc. a lot of detail is missing. Mr. Crandall said one of things is part of the submittal, they will have to provide parkway trees that aren't there. I know there is going to be a lot of clean up that is in the right-of-way along Itasca Road, Grove Road and Ninth Avenue. The developer will be required to provide plantings, parkway trees, etc. Mr. Polena said they have a preliminary landscape plan.

Chair Fotopoulos asked if the audience had any questions.

Joe Bonfanti, resident, 1212 Hickory asked about the wetland. Mr. Polena said the wetland is a low area. Mr. Bonfanti asked about the sidewalks. Mr. Polena said the sidewalks will be added along Itasca Road, 9th Avenue and east around the curb to connect.

Guy Monteleone, resident, 1125 Trinity asked if the building materials of the home, the siding, is it going to be aluminum? Mr. Polena said it's never been aluminum, it will be hardi-board. Mr. Monteleone said if the homeowner wanted to use aluminum siding or vinyl, is that something that they can just do or does the Village have say. If we don't like the materials being used, who do we talk to. Attorney Freeman said his suggestion would be that you make your feeling known and they it would be up to Staff to discuss those suggestions with the developer and to put into the

proposed annexation agreement certain standards that might meet with your suggestions. They may not meet with your suggestions but at least now Staff is hearing your suggestion and they can talk to the developer about perhaps including that within the agreement. If you have additional suggestions or any other member of the audience, does you will need to see Consuelo Arguilles, Assistant Director, Community Development to get her contact information.

Matthew Piron, resident, 1101 Trinity Drive, asked is the proposed volume of the detention currently as planned, is it substantially similar to the to the total volume of natural recurring retention on that lot as it stands right now. Mr. Polena said yes and there are calculations of maintaining that.

Attorney Freeman asked Mr. Crandall to address what Staff does with regard to its stormwater consultant. Mr. Crandall said when the developer submitted plans for this development this is one of the first things, we do is a preliminary review based on the preliminary drawings that are submitted to us. Our Staff reviews it and we then forward that to our stormwater consultant, which is Burke Engineering. They are a very well-known stormwater consultant; they wrote the stormwater ordinances for the County. They are the go-to stormwater water consultant in Du Page County. We have a lot of confidence in them, they have Addison at their best interest. They look at this, and the developer pays for it. They make sure at this point that development makes sense. They work with the engineer to have a good understanding of what they are doing with the stormwater and wetlands areas. If it makes sense on a preliminary standpoint, they are getting a green light. This a very thorough comprehensive review from start to finish at all phases of the construction. If the development does get approved with a recommendation, they will have to comply with the stormwater requirements or building code, we will not issue a permit to start this subdivision until they fully compliant with the Village's codes and well as the County codes.

Nancy Mazzone, resident, 1120 Wood Avenue, stated that her street always floods, where is the water going to go? Mr. Polena said no water in this subdivision is going to your subdivision.

Attorney Freeman asked Mr. Crandall if he could address some of the questions with regard to stormwater as far as the development keeping all of its own water on its own property and not contributing to any other potential storm events on other properties. Mr. Crandall said we can't improve or develop a property and expect that to drain and discharge onto another property, especially on a new development. You may see existing conditions where that may have happened, but that is the beauty of redevelopment because that is where you can stop that from happening if that does happen in this particular case. Mr. Polena's team has to look at that, it is a requirement of Addison's code as well as the County's code that the stormwater has to remain on-site until it is able to be released elsewhere within the storm sewer systems. The whole idea is that with this development, stormwater should not be contributing to flooding on adjacent properties. This will be looked at by our Engineering Department as well as our stormwater consultant.

Mike Colella, resident, 1134 Wood Avenue asked what is the brick, is it 50% or 75%? Mr. Polena said it is 50% minimum as they are looking at it still.

A resident, 19W301 Wood Ct owns the second largest parcel said their study doesn't represent the greater area that most of those homes are 4,000 square feet or larger and are full face brick around the entire home, they are not 50% or 75%. They also have substantial back yards. The square footage that we are seeing is mostly being taken up by wetlands. The property lots are very narrow and have a lot of room in back that is holding water. The question is what is the criteria that was used to say that these homes match the actual homes in the area, because I don't see the match.

Tracy Conlon, resident 1216 Grove, asked when is the start and finish date. Mr. Polena stated that he would like to start as soon as possible once he gets the final approval. Ms. Conlon asked about the price range. Mr. Sensri said they are anticipating somewhere around 195 to 215,000 per square foot, that will depend on the finishes, perspective customers wanting something unique. Ms. Conlon asked about the traffic patterns. Mr. Polena said we don't expect traffic to increase. Attorney Freeman asked does a twenty-home subdivision require a traffic study? Ms. Arguilles said it could, however based on the existing conditions and on proposal we did not anticipate a traffic study being required for this project. Mr. Crandall said we talked about before when these plans get routed, they get routed to our Engineering Division and our Village Engineer does look at traffic and if he felt there was a traffic concern, he would've asked the petitioner to provide one to us for that but we didn't feel that there was one necessary.

Eleanor King, representing the family at 1381 Lilac, asked how long is the project going to take and how are they going to be built, in phases? Mr. Polena said he wants to build in phases, the whole subdivision should take about two years.

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

Mr. Cargill made a motion to close File #PZ-24-19, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

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

Mr. McComb stated that he is in favor of the project and likes the idea of bringing new homes in that area but has a problem with number of lots, is there a way that it can be changed? Isn't twenty lots going to be too tight of a space? Mr. Cargill asked do those lots exceed what is required in that zoning. Mr. Crandall said yes. Mr. Cargill said by what percentage? Mr. Crandall said some meet the 8400 square feet and there are others that are over 9,000 square feet. Mr. Cargill said they are substantially bigger than required. Mr. Crandall said correct. Attorney Freeman said each of the lots at present meet the R2 requirements. There is no request from the developer with regard to that issue. Mr. Cargill said he understood but was trying to clarify the idea that they are bigger than they have to be for the R2 zoning. Mr. Schmitt said out of curiosity all of the adjoining subdivisions around there are R2? Were those all built with larger lots than what a typical R2 would be? Ms. Arguilles said the older subdivisions maybe, but she would have

to pull up the year of the subdivisions when they were approved and the year of when the buildings were constructed. Mr. Crandall said this is something that we can look at. Mr. Crandall said that Consuelo and himself have been taking a lot of phone calls from the residents in the area and one of the biggest concerns is that they would like more masonry that what we would typically ask for on an annexation because of the surrounding properties, particularly Farmwood North. There is a big mix along Itasca Road and a little bit to the south of that development but Staff has received lots of comments and concerns about the façade, specifically the masonry.

Mr. Schmitt made a motion for a positive recommendation for File #PZ-24-19 with the recommendations from Staff as listed on the staff report as items 1-5, and to include that aside from the masonry material the other materials would be fiber cement or equal product, seconded by Mr. Cargill.

1. Any new home built on the subject property shall be at least 2,500 square feet in area.
2. General compliance with the architectural plans prepared by Be-vizual Architecture & Design dated 11/14/2024.
3. Execution of an annexation agreement, including an anti-monotonous clause for building elevations and colors, shall be executed as part of the annexation agreement.
4. Establishment of an HOA with by-laws and declaration of covenants as a part of the annexation agreement.
5. Establishment of a dormant special service area (SSA) for all stormwater management and wetland areas as a part of the annexation agreement.

Attorney Freeman asked the Commission if they want to include in their motion any recommendation with regard to the siding. Mr. Schmitt said he doesn't think we need to. Chair Fotopoulos asked if there was any discussion. There were none. Roll call was taken. Mr. McComb voted no.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION - None

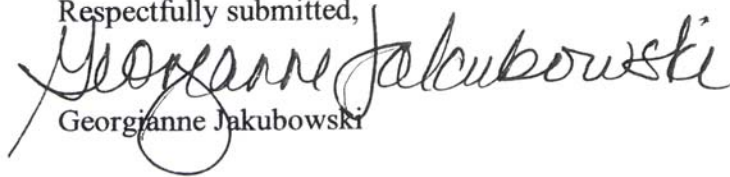
- V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN** – Chair Fotopoulos stated the April meeting has been cancelled. New zoning books and maps were given to each Commission member this evening.

VI. ADJOURNMENT

Mr. Cargill made a motion to adjourn the meeting at 7:50 p.m., seconded by Mr. Ariano.

Motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Georgianne Jakubowski". The signature is written in black ink and is positioned above the printed name.

Georgianne Jakubowski

PLANNING & ZONING MEETING, MARCH 12, 2025

PLEASE SIGN IN

NAME	ORGANIZATION/ADDRESS/EMAIL/PHONE NUMBER
R. Rutter	1216 W FARMWOOD DR Addison IL 60101 6304009894
Marisa Verbena	L.W Reedy Real Estate Elmhurst 630-742-7275
Katerina Vickery	LW Reedy Elmhurst, 630 8771167
Arthur Tente	1451 TRILLY HOLT 630 250 7449
Ron & Johanna Zuelke	1370 N. Clover Ct Addison
SAM POLESKA	PES
Clydes Seseni	PES
ZENOW WERBOWY	869 E. POND PARK RESIDENT
SAR SCIANNA	1150 WOOD AVE. SAK SCIANNA 224-227-4320 ME AMERITECH
JACOB BARKS BONHAUT	1212 HILKARY TRAIL ADDISON
Jae + Nichole Kaleik	1312 N. Heather Ct - Addison
Larry Olsen	1142 Farmwood
Mike & Veronica Lopez	937 Surrey Rd. Addison (Farmwood)

PLANNING & ZONING MEETING, MARCH 12, 2025

PLEASE SIGN IN

NAME	ORGANIZATION/ADDRESS/EMAIL/PHONE NUMBER
Cera Rajant	1389 9th Ave Adeliso
LONNIE KORDIK	1236 WESTRIDGE PLACES ADDISON
Rho Kordik	" " " "
MIKE COLETTA	1134 WOOD AVE
Barbara Studinski	1305 N. 9th Ave.
CORINNE HILL	1145 TRINITY DR.
Jenny Cullen	1216 W. Shreve St
Patty Trent	1111 Wood Ave
Barbara Spivey	1117 Wood Ave
Nancy Stangor	1120 Wood Ave
Mike Wypore	1120 Wood Ave
ALFREDO LESCANO	1450 W. ROYAL DR
Doug WINTERROSE	1273 N. WESTEDGE PL

PLANNING & ZONING MEETING, MARCH 12, 2025

PLEASE SIGN IN

NAME	ORGANIZATION/ADDRESS/EMAIL/PHONE NUMBER
STUDY FAVIA	1310 Joseph Ln A&J
Diane Neri	1323 N 9th Avenue
BYN KAZIMER	110 N. BROCKWAY PALATINE, IL 6007
CATALIN ZAFRANETS	899 E CREEK LANE, ADDISON, IL / catalin.zaf@northwest.com
Lilly Kostovic	1230 N. SCARLET ADDISON
Victor Beechum	240 N Hillcrest Addison
Caitlin KATAVIC	1120 WOOD AVE ADDISON
Guy Max Tekare	1125 TRINITY LN ADDISON
Ed Castillo	207 E. Fullerton Ave

Village of Addison

PLANNING AND ZONING COMMISSION



STAFF REPORT

March 14, 2025

CASE #PZ-25-02

TO:

Marianne Fotopoulos, Chair
and Members of the
Planning and Zoning
Commission

FROM:

Michael Crandall, Director of
Community Development

FILE MANAGER:

Consuelo Arguilles,
Assistant Director of
Community Development

ACTIONS REQUESTED:

P&Z Final Vote and Action

Zoning Variations to:

- Lot Width
- Front Yard Setback
along Cherry Street

APPLICANT / CONTACT:

Damian Kwasniewski
4N220 Maple Avenue
Addison, IL 60101

LOCATION: 881 N. Cherry Street

PIN: 03-22-211-020

PROJECT NAME: New single-family home with an
attached two car garage and related improvements,
including a patio

DUPAGE COUNTY PARCEL VIEWER:



VILLAGE OF ADDISON ZONING MAP:

Legend

- Village Boundary
- Park
- Park/Forest Preserve
- Institutional Use

Zoning District

- R1 Single Family Residence
- R2 Single Family Residence
- R3A Single Family Residence



SITE ASSESSMENT

Single-family residential homes in the Village of Addison are located to the west, south, east, and in unincorporated DuPage County to the north.

DuPage County and Addison Township records indicate the subject property is categorized as residential vacant land/lot. No record of it being developed.

The Village of Addison Comprehensive Plan designates the subject property as Neighborhood Residential.

The Zoning Ordinance states that a side yard that adjoins a street shall be considered a front yard. Therefore, the subject property has two front yards, along Crest Avenue and Cherry Street because it is a corner lot.

PROJECT SUMMARY

The Petitioner seeks to construct a new single-family home with an attached two car garage and related improvements, including a patio. Since the lot is existing nonconforming, variations to the lot with and front yard setback along Cherry Street are required.

The table below provides a summary of the zoning requirements and the proposal (items requiring variation approval shown in *italic and bold*):

	R3A Single-Family Residence District Requirements	Proposed
Lot Area	Min. 7,800 sq.ft.	8,166 sq.ft.
Lot Width	Min. 60' at the building area	59.76
Floor Area Ratio	Maximum .6 (4,899 sq.ft.)	.527 (4,309 sq.ft.)
Building Height	Max. 30'	28'-9"
Building Setbacks:		
Front - Along Crest Ave. (N)	Min. 30'	30'
Front – Along Cherry St. (W)	Min. 30'	14'-3"
Side Yard (E)	Min. 6'	6'
Rear Yard (S)	Min. 30 feet	35'-10"

Per the proposed floor plans, the first floor will consist of a two-car garage, mud room, study room, family room, dining room, pantry, and kitchen. The second floor will have a master bedroom suite, three bedrooms, two bathrooms, and a laundry room. The basement floor plan indicates a recreation/play room, bar, bath, and a bedroom.

The building elevations indicate the residence will primarily consist of field stone and some hardie siding on the front along Cherry Street and Crest Avenue. The interior side and rear elevations will be built of hardie board siding.

INTERDEPARTMENTAL REVIEW COMMENTS

Village staff from various departments reviewed the petitioner's application and support the variations to the lot width and to the two front yard setback along Cherry Street. The requested variations are necessary to build on the corner lot and would not be uncharacteristic of existing conditions in the area and recent proposals for new single-family home construction.

The Petitioner submitted an exhibit illustrating lot dimensions in the immediate area that are also substandard. Lots surrounding the subject property are comparable and do not conform to the R3A district requirements. Many lots are substandard, measuring less than 60' wide and 7,800 sq.ft. in area. The lot to the east measures 58.5 wide and 7,614 square feet. Further to the west measure, lots measure 7,504 sq.ft. in area and 56' wide by 134' deep.

The following building comments are provided for reference, which can be addressed at time of building permit review:

Building:

- No bedrooms are allowed in basement per local code amendments.
- A complete architectural review to be completed when a permit application has been submitted.
- New address will be required to reflect entrance off of Crest

Engineering:

- The east 5 feet of this lot is to be dedicated as a public utility and drainage easement.
- The rear (south) 10-foot public utility easement is also to be dedicated as a public utility and drainage easement.
- Best Management Practices (BMPs) will be required in accordance with the County Stormwater Ordinance.
- Village storm sewer information is incomplete in this area. An engineer will need to provide a complete topographic survey of the property and adjacent areas to determine the best approach for designing the site plan.
- The property is notably flat but drains to the north.
- Engineering does not object to a reduced front yard setback on Cherry Street, provided the engineer can develop a plan that mitigates the increase in impervious surface and additional stormwater runoff without negatively impacting adjacent properties.

- A complete engineering review be completed when a permit application has been submitted.

Fire: The house shall be fully sprinklered in accordance with NFPA 13D.

Public Works: Three (3) parkway trees be planted on the west parkway of the house (East Cherry St. ROW) and one (1) tree on the north side of the house (South Crest St. ROW). The trees shall be planted where there is appropriate spacing and where they will not impede the vision triangle of this intersection.

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 the lot with and front yard setback along Cherry Street to build a new single-family home with an attached two car garage and related improvements, including a patio for the property at 881 N. Cherry Street, as stated below:

1. Variation to allow a lot width measuring 59.76 feet along the north lot line;
2. Variation to allow a building setback measuring 14'-4" along Cherry Street (the west lot line to build a new single-family home with an attached two car garage and related improvements, including a patio, in general conformance with the architectural set of plans prepared by Archimax, Inc. dated 2/05/2025, but revised to address staff's review comments.

Supporting Documents

Attached for your review are the following:

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

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, May 14, 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-25-02: The petitioner requests consideration of hearing testimony regarding variations to the lot with and front yard setback along Cherry Street to build a new single-family home with an attached two car garage and related improvements, including a patio, at 881 N. Cherry Street located in Addison, Illinois, and is legally described as follows:

LOT 10 IN BLOCK 2 IN WOODCREST, BEING A SUBDIVISION OF PART OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1927 AS DOCUMENT NUMBER 237268, IN DUPAGE COUNTY, ILLINOIS.

Petitioner: Damian Kwasniewski

PIN #: 03-22-211-020

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 April 29, 2025

PLANNING AND ZONING COMMISSION PUBLIC HEARING APPLICATION

Subject Property	
Address(es) <u>281 North Cherry St, Addison IL 60101</u>	
Land Use _____	Zoning Designation(s) _____
Number of Parking Spaces _____	
Property Area (Sq.ft.) and/or Acreage <u>8,166 sq ft</u>	Parcel Number(s) (PIN) <u>03-22-211-020-0000</u>

Planning / Zoning Request (s) (check all that apply)	
<input type="checkbox"/> Pre-Annexation Agreement	<input type="checkbox"/> Annexation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Special Use for _____	<input type="checkbox"/> Rezoning (Map Amendment) from _____ to _____
<input type="checkbox"/> Zoning Text Amendment Section(s) _____	
<input checked="" type="checkbox"/> Variation – If requesting a variation, check at least one of the following:	
<input type="checkbox"/> 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;	
<input type="checkbox"/> The requested relief is due to unique circumstances; and/or	
<input checked="" type="checkbox"/> The variation, if granted, will not alter the essential character of the neighborhood.	

Applicant (primary contact)	
Name (Print) <u>Damian Kwasniewski</u>	
Address <u>4N 220 Maple Ave Addison IL 60101</u>	City, State, ZIP _____
Phone <u>773 592-2360</u>	Email <u>KWAS30@YAHOO.COM</u>
Interest in Property <u>owner</u> (e.g. property owner, buyer, developer, lessee, architect, etc...)	

Property Owner (if different than applicant)	
I hereby designate the applicant to act as my agent for seeking the zoning request(s) described in this application and the associated supporting material.	
Name (Print) <u>Damian Kwasniewski</u>	Signature <u>Kwasniewski Damian</u>
Address <u>4N 220 Maple Ave</u>	City, State, ZIP <u>Addison, IL 60101</u>
Phone <u>773-592-2360</u>	Email <u>KWAS30@YAHOO.COM</u>

The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Addison permission to enter on the property during reasonable hours for visual inspection of the subject property. I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant Signature Kwasniewski Damian Date 04/04/2025

To be completed by Village Staff: <input type="checkbox"/> Planning & Zoning Commission Final <input type="checkbox"/> Village Board Final	
File#: PZ - ___-___, P&Z Date: ___/___/___, Fee(s) \$ _____	<input type="checkbox"/> Paid, Receipt# _____ Cash/Check# _____
Development Name/Address: _____	

April 4, 2025

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

Petitioner's Statement

I am asking for variation a lot that I purchased to build a house. The lot is 59'76" by 134'46" and is a corner lot. Zoning codes require the lot to be 60 feet. A corner lot must also have two front yards with a 30 foot, making it nearly impossible to build a house on this lot.

I am attaching an Exhibit, an aerial view from 2024. I highlighted in blue my lot, and yellow others properties with similar situation. You can see that many properties in the neighborhood do not have a 60 foot lot width, and the corner house does not meet the 30 foot two front yard required by the zoning code.

The corner lot makes building a house difficult and the house will be really inconvenient and non-functional without this change.

The proposed home respects the character of the neighborhood, does not increase the risk of fire, and does not pose a threat to public safety. Will not negatively affect neighboring properties.

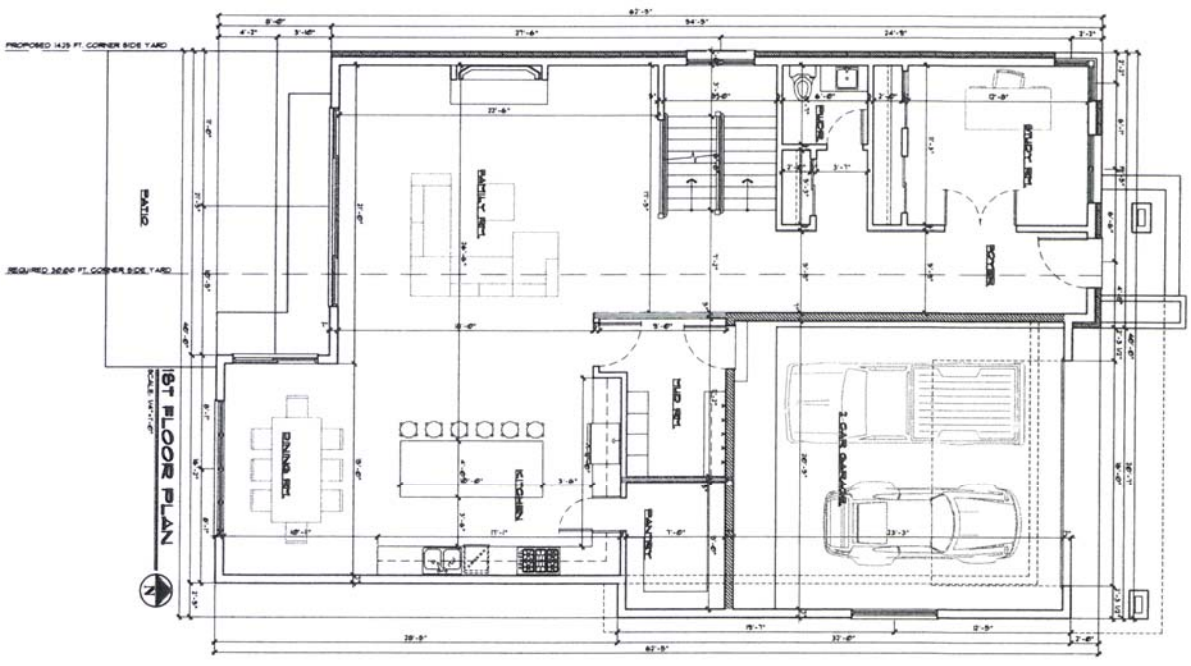
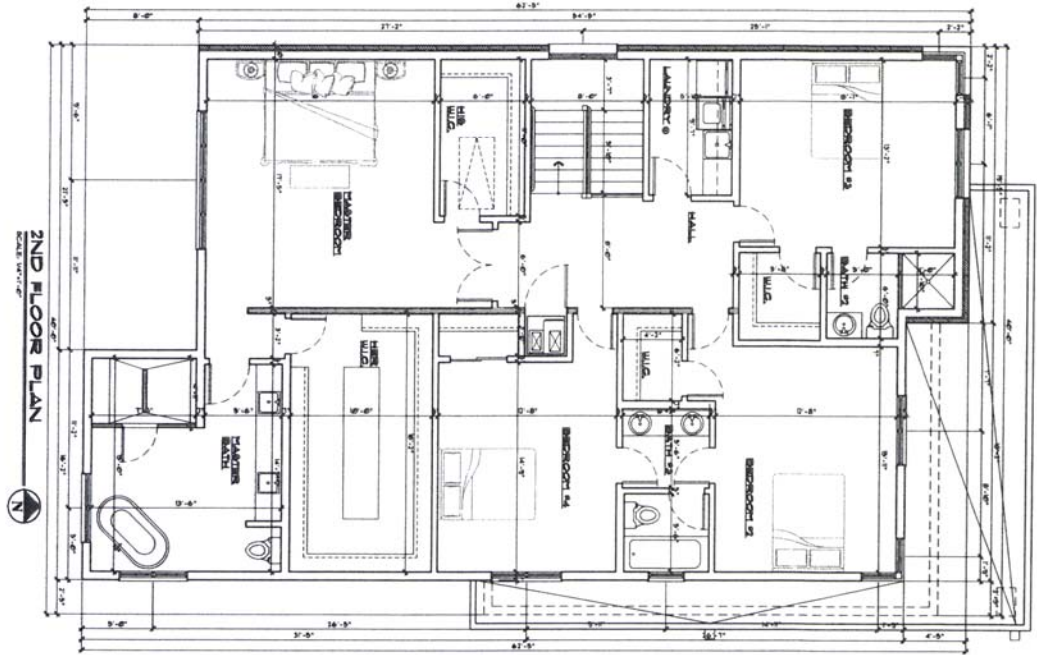
I am respectfully asking the Planning and Zoning Commission for approve this variation.

Sincerely

Kwasniewski Damian

- A) Physical Surrounding or topographical condition – the corner lot and requirement for this make build a house more then inconvenience if the strict letter of the regulation were be carried out
- B) These conditions do not apply to other properties in the same zoning classification. Additionally, some properties in the area do not currently comply with strict zoning regulations. This is consistent with the character and established development of the area.
- C) The goal of this variety is not based on making more money. It is to build a functional and comfortable home
- D) The granting of the variation will not be detrimental to the public welfare or injury of the other property in the neighborhood
- E) The proposed variation will not impair an adequate supply of light and air to adjacent properties. It does not increase risk of fire, compromise public safety or diminish property value in the neighborhood

Damian Kwasniewski



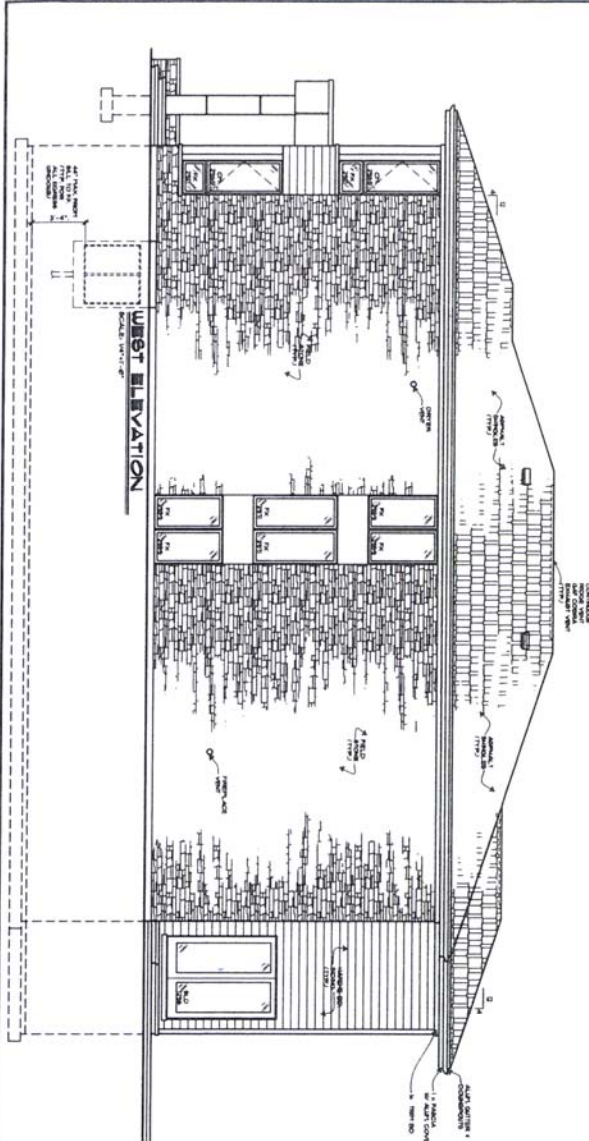
PROPOSED 14.25 FT. CORNER SIDE YARD
REQUIRED 36.00 FT. CORNER SIDE YARD

DATE: 02/05/2025
PROJECT: 881 CHERRY ST. ADDISON, ILLINOIS
DRAWN BY: ARCHIMAX, INC.

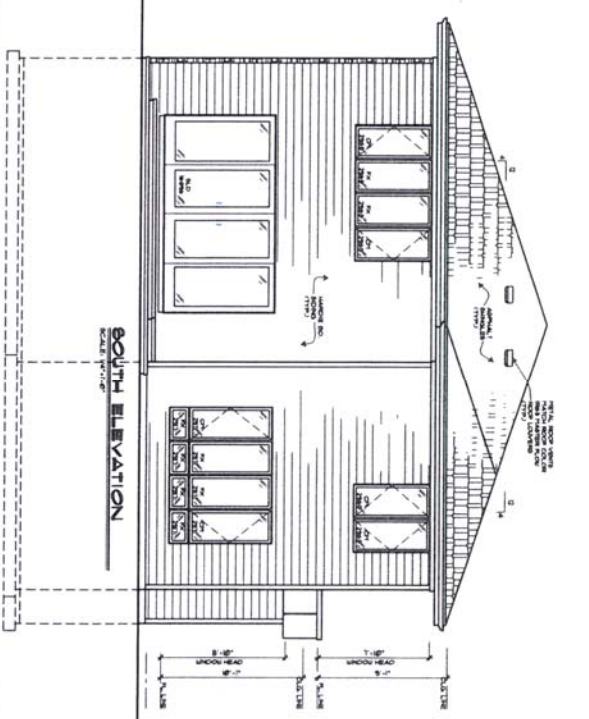
PROPOSED NEW S.F. RESIDENCE
881 CHERRY ST.
ADDISON ILLINOIS

ARCHIMAX, INC.
PROFESSIONAL ARCHITECTS
1111 N. WASHINGTON ST., SUITE 200
ADDISON, IL 60101
PHONE: 630.557.4414
WWW.ARCHIMAX.COM

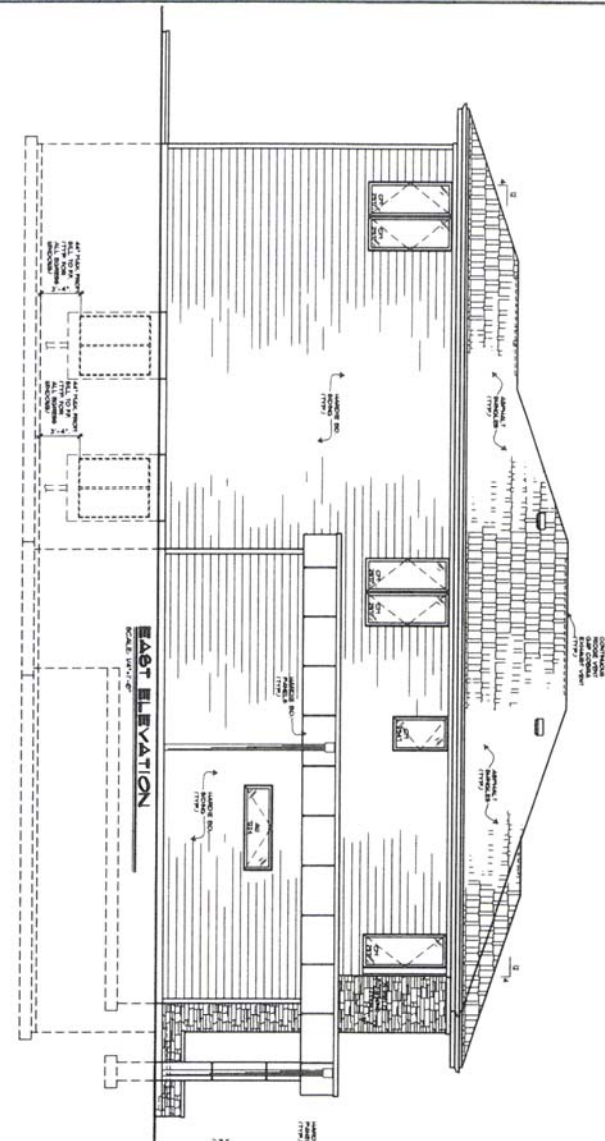
A-2



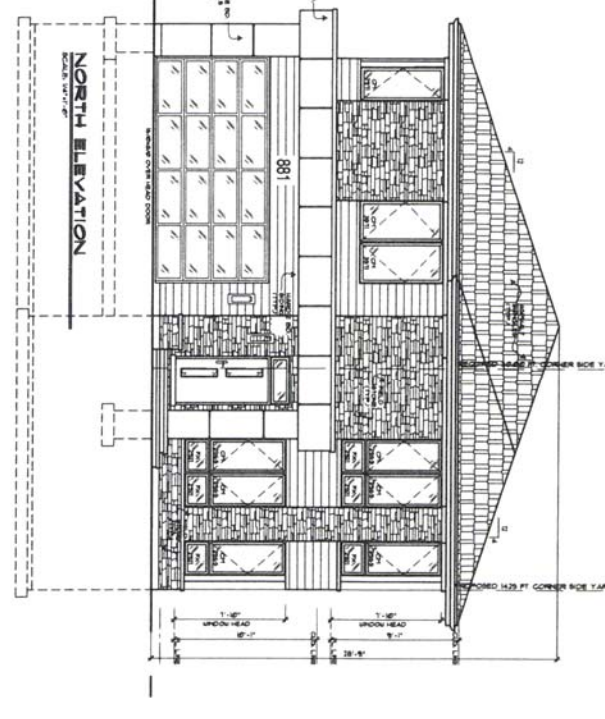
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

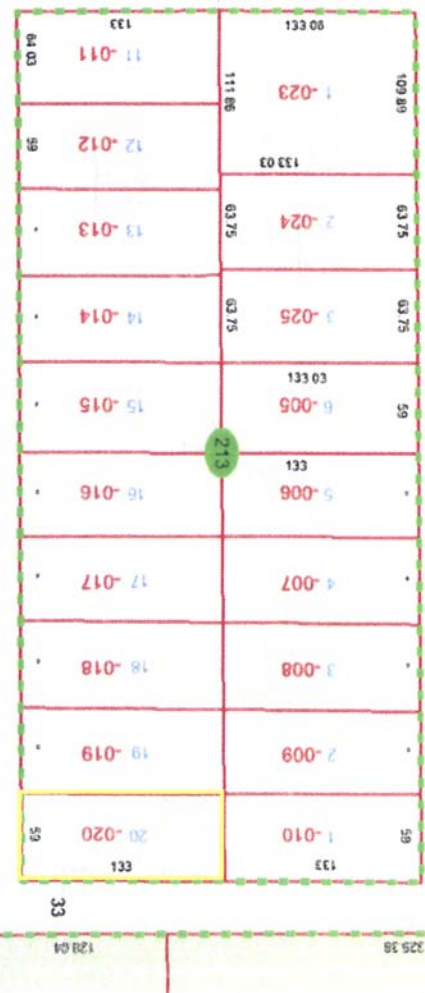
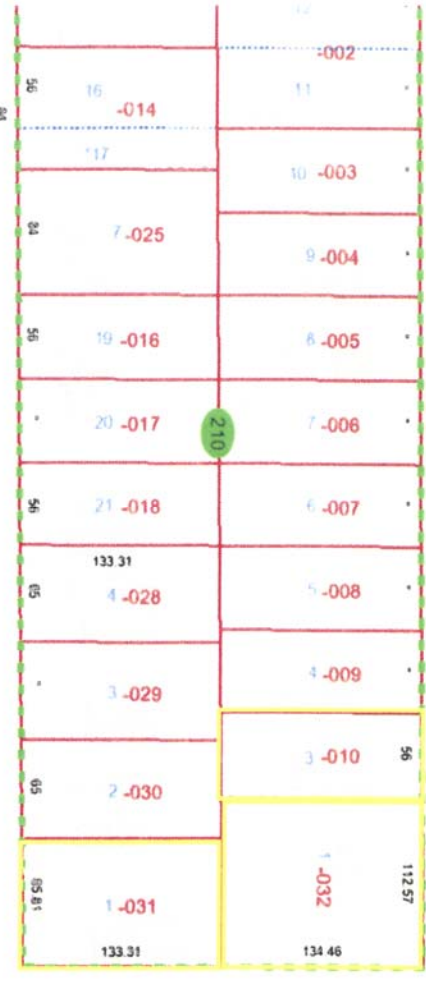
COPYRIGHT ARCHIMAX, INC.
 DATE: 02/07/2008
 PROJECT: 881 CHERRY ST.
 SHEET NO: A-3

PROPOSED NEW S.F. RESIDENCE
881 CHERRY ST.
 ADDISON ILLINOIS

ARCHIMAX, INC.
 1700 N. WILSON AVENUE, SUITE 100
 CHICAGO, ILLINOIS 60642
 TEL: 773.344.4214
 WWW.ARCHIMAX.COM

032221020

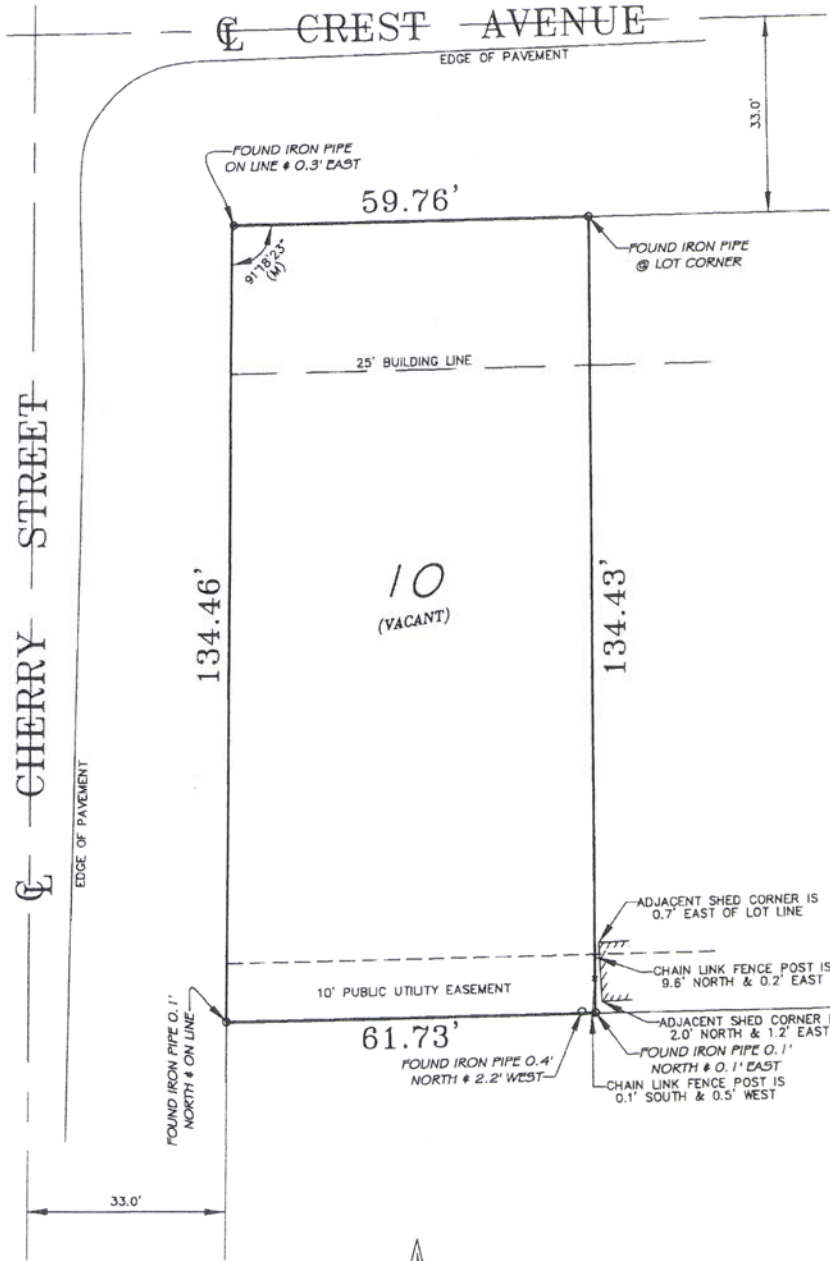
Show search results for 032221020



PLAT OF SURVEY

OF

LOT 10 IN BLOCK 2 IN WOODCREST, BEING A SUBDIVISION OF PART OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1927 AS DOCUMENT NUMBER 237268, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 8,166 SQ. FT.
MORE OR LESS

PREPARED FOR: LYSINSKI & ASSOCIATES, P.C. (ATTORNEYS AT LAW)
 JOB ADDRESS: 881 CHERRY ST., ADDISON, IL
 SELLER/BUYER: NEVAREZ / KWASNIEWSKI
 JOB NO.: 24-12-0024

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. SCHMIDT RD., STE. 203
 BOLINGBROOK, ILLINOIS 60440
 (630) 226-1530 PHONE (630) 226-1430 FAX
 DESIGN FIRM NO. 184.005564

- "X" IN BOX INDICATES THE HEREDON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



FIELD WORK COMPLETED ON THE 17TH DAY OF DECEMBER, 2024.
 (STATE OF ILLINOIS)
 (COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 26TH DAY OF DECEMBER, 2024.

Wayne W. Nekola

PLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2026.

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Village of Addison

PLANNING AND ZONING COMMISSION



STAFF REPORT

March 14, 2025

CASE #PZ-25-04

TO:

Marianne Fotopoulos, Chair
and Members of the
Planning and Zoning
Commission

LOCATION: 849 E. Crest Avenue

PIN: 03-22-105-004

PROJECT NAME:

New single-family home with an attached two car garage

DUPAGE COUNTY PARCEL VIEWER:

FROM:

Michael Crandall, Director of
Community Development

FILE MANAGER:

Consuelo Arguilles,
Assistant Director of
Community Development

ACTIONS REQUESTED:
P&Z Final Vote and Action

Zoning Variations to:

- Lot Area
- Lot Width

APPLICANT / CONTACT:

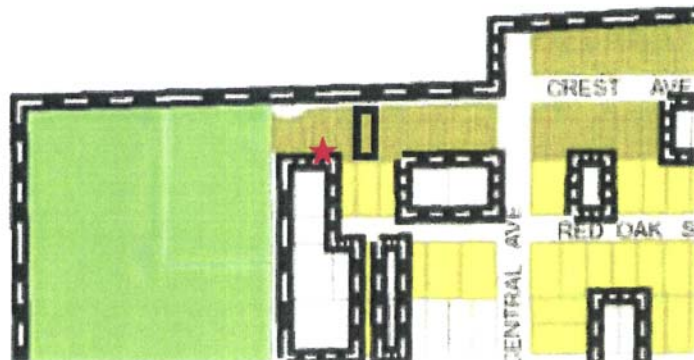
Robert Jaszczolt
386 S. Wood Dale Road
Wood Dale, IL 60191



VILLAGE OF ADDISON ZONING MAP:

Legend

- Village Boundary
- Park
- Park/Forest Preserve
- Institutional Use
- Zoning District**
- R1 Single Family Residence
- R2 Single Family Residence
- R3A Single Family Residence



SITE ASSESSMENT

Single-family residential homes in the Village of Addison are located to the west, south, and east. A church in unincorporated DuPage County is to the north.

DuPage County and Addison Township records indicate the subject property is categorized as residential vacant land/lot. Historical aerial images appear to indicate a single-family home and a detached garage located on the subject and the adjacent lot to the west between 1956 - 2006.

The Village of Addison Comprehensive Plan designates the subject property as Neighborhood Residential.

PROJECT SUMMARY

The Petitioner seeks to construct a new single-family home with an attached two car garage. Variations to the lot area and lot width are required because the existing lot is nonconforming.

The table below provides a summary of the zoning requirements and the proposal (items requiring variation approval shown in *italic and bold*):

	R3A Single-Family Residence District Requirements	Proposed
Lot Area	Min. 7,800 sq.ft.	<i>7, 565 sq.ft.</i>
Lot Width	Min. 60' at the building area	<i>56.5'</i>
Floor Area Ratio	Maximum .6 (4,539 sq.ft.)	.39 (3,001.14 sq.ft.)
Building Height	Max. 30'	29'-11"
Building Setbacks:		
Front (N)	Min. 30'	30'
Side Yard (W)	Min. 30'	6'
Side Yard (E)	Min. 6'	6'
Rear Yard (S)	Min. 30 feet	38 38.6'

The proposed first floor will consist of a two-car garage, a laundry room, powder room, family room open to above, dining room, kitchen, and living room. The second floor will have a master

bedroom suite, two bedrooms, and a bathroom. The basement floor plan indicates an unfinished basement, utility room, and a possible future bathroom.

The building elevations indicate the residence will be constructed with over 95% brick and stone masonry. The roof peak will be approximately 29' tall. A mansard roof and stone outdoor fireplace are shown.

INTERDEPARTMENTAL REVIEW COMMENTS

Village staff from various departments reviewed the petitioner's application and support the variations to the lot area and lot width. The requested variations are necessary to build on the existing nonconforming lot and would not be uncharacteristic of existing conditions in the area and recent proposals for new single-family home construction.

The Petitioner submitted an exhibit illustrating width of many lots in the immediate area that are also substandard. Lots surrounding the subject property are comparable and do not conform to the R3A district requirements. Many lot widths are substandard, measuring under 60' wide. Many lots measure 56' wide.

The following building comments are provided for reference, which can be addressed at time of building permit review:

Planning:

- The maximum driveway width permitted is 20'. The architectural site plan appears to be accurate, however, the engineering plans show it to be wider closer to the home. If utility and drainage easements are required in the side yards, the window wells are encroaching and they will need sign-offs from all of the utility companies including our PW Department prior to issuing a permit.

Building:

- Project is currently in for building permit plan review. Plan review correction notice was sent out in the fall of 2024 and included notice of required zoning variations. Resubmittal is pending.
- No permit will be issued until the project successfully is taken through the planning and Zoning variation process.

Engineering:

- Plans shall include the North located on the top of the page with annotations oriented that way.
- The east and west 5 feet of the lot is to be dedicated as a public utility and drainage easement.
- The rear 10-foot public utility easement is also to be dedicated as a public utility and drainage easement.

- Best Management Practices (BMPs) will need to be in a recorded easement with maintenance provisions. Provision will be provided during the review process.
- Engineering does not object to a reduced lot width or area, provided the engineering plan mitigates the effects of the increase in impervious surface and additional stormwater runoff without negatively impacting adjacent properties.
- A complete engineering review will be completed when a permit application has been submitted.

Fire:

- Structure shall be fully sprinklered in accordance with NFPA13.
- No other comments or objections.

Public Works:

- Request that one parkway tree, suitable for this spacing, be planted in front of the house.

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 the lot area and lot width to build a new single-family home with an attached two car garage for the property at 849 E. Crest Avenue, as stated below:

1. Variation to the lot area; and
2. Variation to the lot width to build a new single-family home with an attached two car garage, in general conformance with the architectural set of plans prepared by Ridgeland Associates Inc., dated 2/18/2025, but revised to address staff's review comments.

SUPPORTING DOCUMENTS

Attached for your review are the following:

- 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, May 14, 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-25-04: The petitioner requests consideration of hearing testimony regarding variations to the lot area and lot width to build a new single-family home with an attached two car garage at 849 E. Crest Avenue located in Addison, Illinois, and is legally described as follows:

LOT 6 IN BLOCK 9 IN WOODCREST, BEING A SUBDIVISION OF PART OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1927 AS DOCUMENT 237268, IN DUPAGE COUNTY, ILLINOIS.

Petitioner: Robert Jaszczolt

PIN #: 03-22-105-004

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 April 29, 2025

S:\EngShare\PLANNING & ZONING COMMISSION\2025\PZ-25-04 849 E. Crest Ave._Jaszczolt\Public Notice PZ-25-04_5-14-25 Meeting.docx



Village of Addison

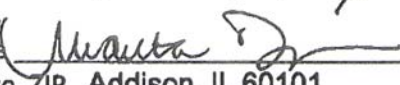
COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING COMMISSION PUBLIC HEARING APPLICATION

Subject Property	
Address(es)	<u>849 E. Crest Ave. Addison, IL 60101</u>
Land Use	<u>Single Family w/ attached 2 car garage</u> Zoning Designation(s) <u>R3A</u>
Number of Parking Spaces	<u>2 Parking Spaces</u>
Property Area (Sq.ft.) and/or Acreage)	<u>7,561.96 SF</u> Parcel Number(s) (PIN) <u>03-22-105-004</u>

Planning / Zoning Request (s) (check all that apply)	
<input type="checkbox"/> Pre-Annexation Agreement	<input type="checkbox"/> Annexation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Special Use for _____	<input type="checkbox"/> Rezoning (Map Amendment) from _____ to _____
<input type="checkbox"/> Zoning Text Amendment Section(s) _____	
<input checked="" type="checkbox"/> Variation – If requesting a variation, check at least one of the following:	
<input type="checkbox"/> 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;	
<input checked="" type="checkbox"/> The requested relief is due to unique circumstances; and/or	
<input checked="" type="checkbox"/> The variation, if granted, will not alter the essential character of the neighborhood.	

Applicant (primary contact)	
Name (Print)	<u>Robert Jaszczolt</u>
Address	<u>386 S Wood Dale Rd</u> City, State, ZIP <u>Wood Dale, IL 60191</u>
Phone	<u>708-906-8191</u> Email <u>identitydesignbuild@yahoo.com</u>
Interest in Property <u>Designer & Builder</u> (e.g. property owner, buyer, developer, lessee, architect, etc...)	

Property Owner (if different than applicant)	
I hereby designate the applicant to act as my agent for seeking the zoning request(s) described in this application and the associated supporting material.	
Name (Print)	<u>Marta Dzik</u> Signature 
Address	<u>869 E. Crest Ave.</u> City, State, ZIP <u>Addison, IL 60101</u>
Phone	<u>630-728-7070</u> Email <u>martadzik@hotmail.com</u>

The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Addison permission to enter on the property during reasonable hours for visual inspection of the subject property. I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant Signature  Date 03/28/2025

To be completed by Village Staff: <input type="checkbox"/> Planning & Zoning Commission Final <input type="checkbox"/> Village Board Final	
File#: PZ - - - , P&Z Date: / / , Fee(s) \$ _____	<input type="checkbox"/> Paid, Receipt# _____ Cash/Check# _____
Development Name/Address:	

**IDENTITY
DESIGN BUILD, INC.**

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Wood Dale, IL 60191
Tel: 1-708-906-8191
Email: identitydesignbuild@yahoo.com

March 28, 2025

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

Dear Members of the Planning & Zoning Commission,

I hope this letter finds you well. I am writing to formally request a variation for a non-conforming lot size in order to build a new 3,466 sq ft. single-family home with an attached two-car garage on the property, located at 849 E Crest Ave., Addison, IL 60101. The subject lot is zoned R3A, with a required minimum lot size of 7,800 square feet. The existing lot area is 7,561.96 square feet, which is slightly below the required size.

The majority of the surrounding lots in the area are under the 60-foot width requirement and are similarly non-conforming, as is the subject lot. As you will see in the attachments provided, many of the neighboring properties also have lot sizes and widths that do not meet the current zoning requirements but have been developed as single-family homes in a similar manner. This is consistent with the prevailing pattern in the immediate vicinity.

The lot width zoned R3A district is 60 feet; however, the subject lot is 56.5 feet wide. This lot size and width is consistent with the general character of the neighborhood.

As required by the zoning regulations, the floor area ratio (FAR) shall not exceed 0.6, which equates to 4,537.14 square feet of building area. The proposed home will have a FAR of 0.51, equaling 3,824.97 square feet, which is within the allowable limits.

Additionally, the building height requirement in the R3A zoned area is 30 feet. The proposed home will have a building height of 29'-11", which is within the allowable height limit.

I would also like to note that the exterior of the home will be constructed with over 95% brick & stone masonry, ensuring that the structure is consistent with the village's aesthetic and building standards.

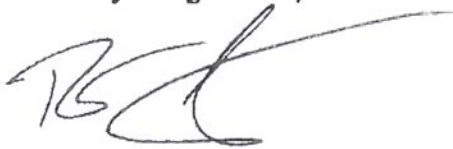
The proposed design includes a new single-family home with an attached two-car garage. I have carefully considered the scale and layout of the proposed structure to ensure it complements the existing neighborhood, with the attached two-car garage seamlessly integrated into the design to

enhance both the functionality and aesthetic of the home without negatively impacting the surrounding properties.

I kindly request your favorable consideration of this variation application. Thank you for your time and attention to this matter. I look forward to your response and the opportunity to proceed with the development of the property.

Sincerely,

Identity Design Build, Inc.

A handwritten signature in black ink, appearing to read 'R. Jaszczolt', with a long horizontal flourish extending to the right.

Robert Jaszczolt
President
Designer & Builder

A handwritten signature in black ink, appearing to read 'Marta Dzik', with a long horizontal flourish extending to the right.

Marta Dzik
Home Owner
849 E Crest Ave.
Addison, IL 60101

**IDENTITY
DESIGN BUILD, INC.**

386 S Wood Dale Rd.
Wood Dale, IL 60191
Tel: 1-708-906-8191
Email: identitydesignbuild@yahoo.com

April 8, 2025

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

Dear Members of the Planning & Zoning Commission,

In support of my application for a variation to allow for the construction of a new single-family residence at 849 E Crest Ave., Addison, IL 60101, I respectfully submit the following responses to the five required zoning variation criteria:

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 subject property has an existing lot area of 7,561.96 square feet and a width of 56.5 feet, both of which fall slightly short of the current R3A zoning requirements. These dimensions were established prior to current zoning standards and are not the result of any action by the owner. Enforcing the minimum lot size and width requirements would create a hardship by preventing the reasonable use of the property for a single-family home, which is consistent with the surrounding development. This hardship is unique to the physical dimensions of the lot and is not simply a matter of personal inconvenience.

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 request for variation is based specifically on the unique dimensions of this particular lot, which, while slightly non-conforming, are pre-existing and cannot be altered. Although there are other similarly sized lots in the vicinity, the majority of R3A-zoned properties still conform to the current zoning standards. The variation sought here is narrowly tailored to address the unique characteristics of this specific lot and would not set a precedent broadly applicable to other R3A properties.

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

Response: The intention behind this request is to construct a single-family home that is compatible with the character of the surrounding neighborhood—not to increase the profitability of the property. The proposed development is designed for personal use and to contribute positively to the community's residential fabric. The design, materials, and scale reflect a commitment to quality and neighborhood consistency rather than financial gain.

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 proposed home complies with all applicable height, floor area ratio, and setback regulations, ensuring it will fit comfortably within the neighborhood context. It has been designed to complement the scale, appearance, and functionality of surrounding homes. The use of high-quality masonry materials and attention to architectural integrity further ensures that the development will enhance, rather than detract from, neighborhood property values and overall appeal.

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.





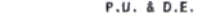


Response: The proposed structure will fully comply with all setback and height requirements, thereby preserving light, air flow, and privacy for adjacent properties. There are no proposed changes that would increase fire risk or otherwise endanger public safety. Furthermore, the quality of construction and design is expected to maintain or even enhance surrounding property values by contributing positively to the neighborhood's residential character.

Sincerely,

Identity Design Build, Inc.

A handwritten signature in black ink, appearing to read 'R. Jaszczolt', with a long horizontal flourish extending to the right.

Robert Jaszczolt
President
Designer & Builder

LEGEND	
(R) = RECORD	(NW) = NORTHWESTERLY
(M) = MEASURED	(NE) = NORTHEASTERLY
(D) = DEED	(SW) = SOUTHWESTERLY
(C) = CALCULATED	(SE) = SOUTHEASTERLY
(L) = ARC LENGTH	(RAD) = RADIUS
(CH) = CHORD	(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE (R.O.W.) = RIGHT OF WAY	
(F.I.R.) = FOUND IRON ROD	
	= CHAIN LINK FENCE
	= WIRE FENCE
	= SPLIT RAIL FENCE
	= WOOD FENCE
	= METAL FENCE
	= PUBLIC UTILITY & DRAINAGE EASEMENT
	= BUILDING SETBACK LINE



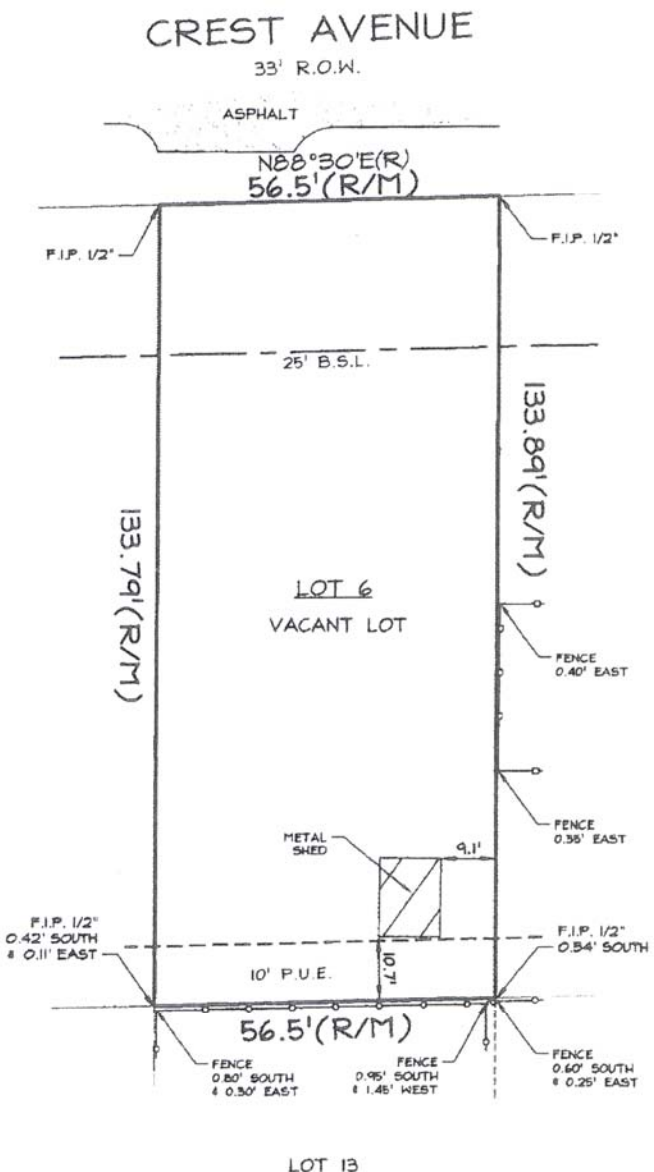
1229 LAKEVIEW COURT
 ROMEVILLE, ILLINOIS 60446
 PH: (630) 226-9200 FAX: (630) 226-9234
 EMAIL: SURVEY@ARSSURVEY.COM



BASIS OF BEARING:
 SOUTH LINE OF CREST AVENUE AS MONUMENTED
 AND OCCUPIED PER RECORDED SUBDIVISION
 PLAT. N 88°30'E(R)

LOT 6 IN BLOCK B IN WOODCREST, BEING A SUBDIVISION OF PART OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1927 AS DOCUMENT 237268, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SURVEY:
 CONTAINING 7,565 SQ. FT. 0.174 ACRES MORE OR LESS



STATE OF ILLINOIS)
 COUNTY OF WILL)SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 13TH DAY OF APRIL, A.D., 2021, AT ROMEVILLE, ILLINOIS.

Mark A. Lindstrom

CLIENT SUCHAN

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482

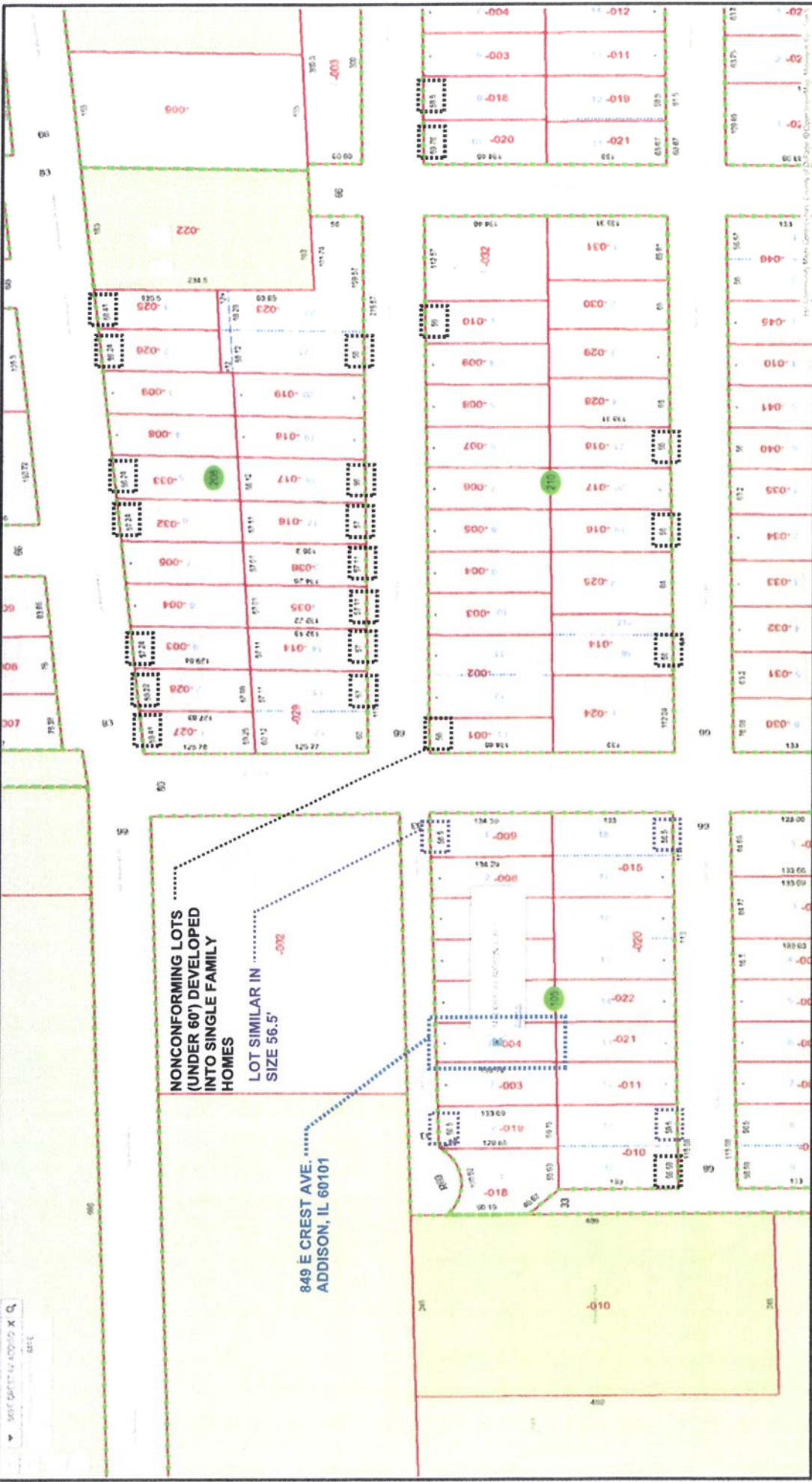
JOB NO. 39991-21

LICENSE EXPIRES ON NOVEMBER 30, 2022

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

FIELDWORK DATE. 04-13-21

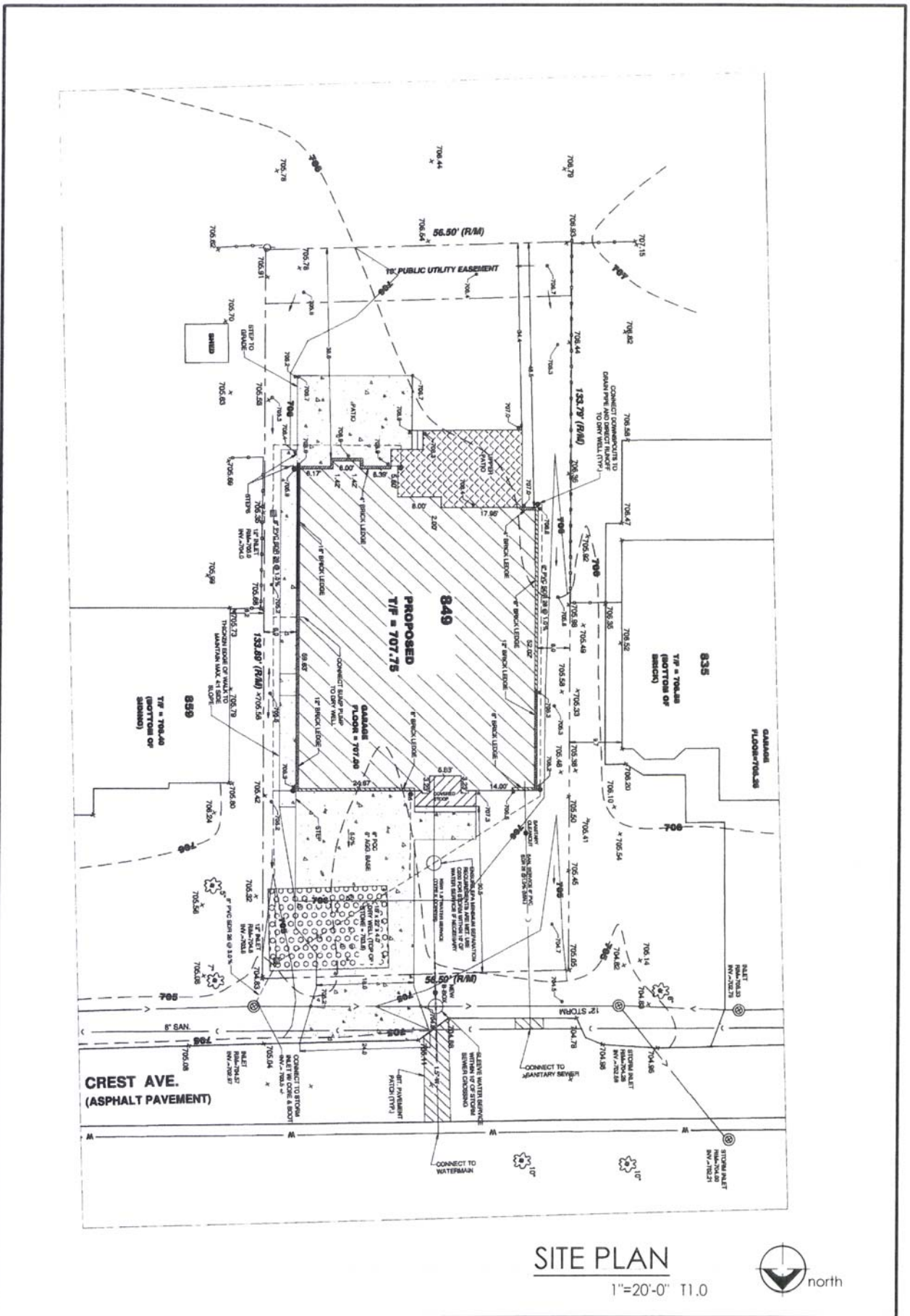




**SINGLE FAMILY W/ 2 CAR GARAGE
849 E CREST AVE ADDISON, IL 60101**

03/29/25
24003

IDENTITY
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386 S Wood Dale Rd.
Wood Dale, IL 60091
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Email: identitydesignbuild@yahoo.com



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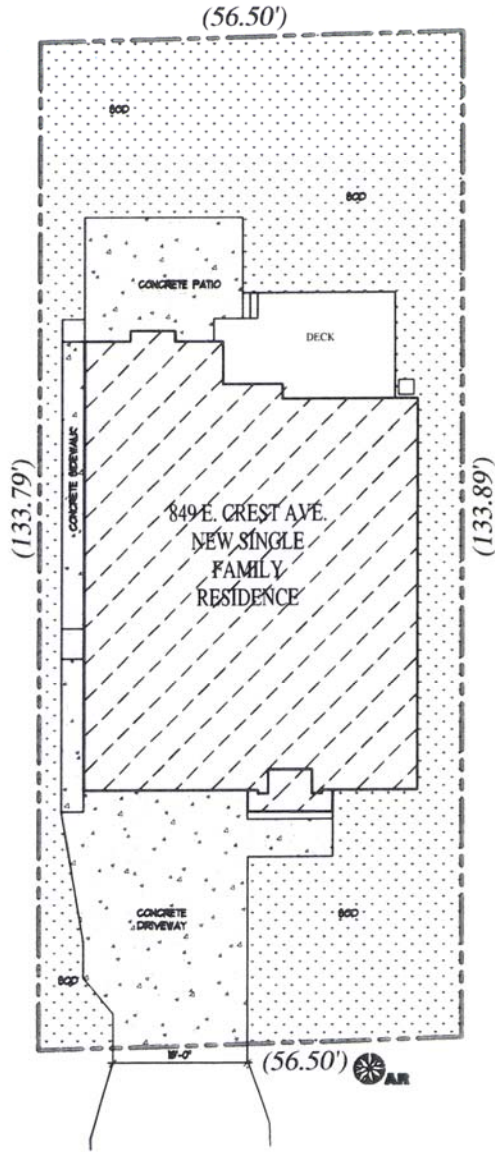
SINGLE FAMILY W/ 2 CAR GARAGE
849 E CREST AVE ADDISON, IL 60101

03/29/25
24003

PLANTING SCHEDULE

SYMBOL	PLANT KEY	PLANT QUANTITY	BOTANICAL NAME	PLANT SIZE	REMARKS
			COMMON NAME		
SHADE TREE	AR	6	BIERCKE PALMBOOM	3' CAL.	
			FW OAK		

REFER TO SHADING PLAN FOR TREE PROJECTIONS AND SHADINGS
 ACCURATE TREE REMOVAL AND PLANTING PLAN IS TO REFER TO LANDSCAPE PLAN ONLY.



**LANDSCAPING
 SITE PLAN**

1"=20'-0" T1.0

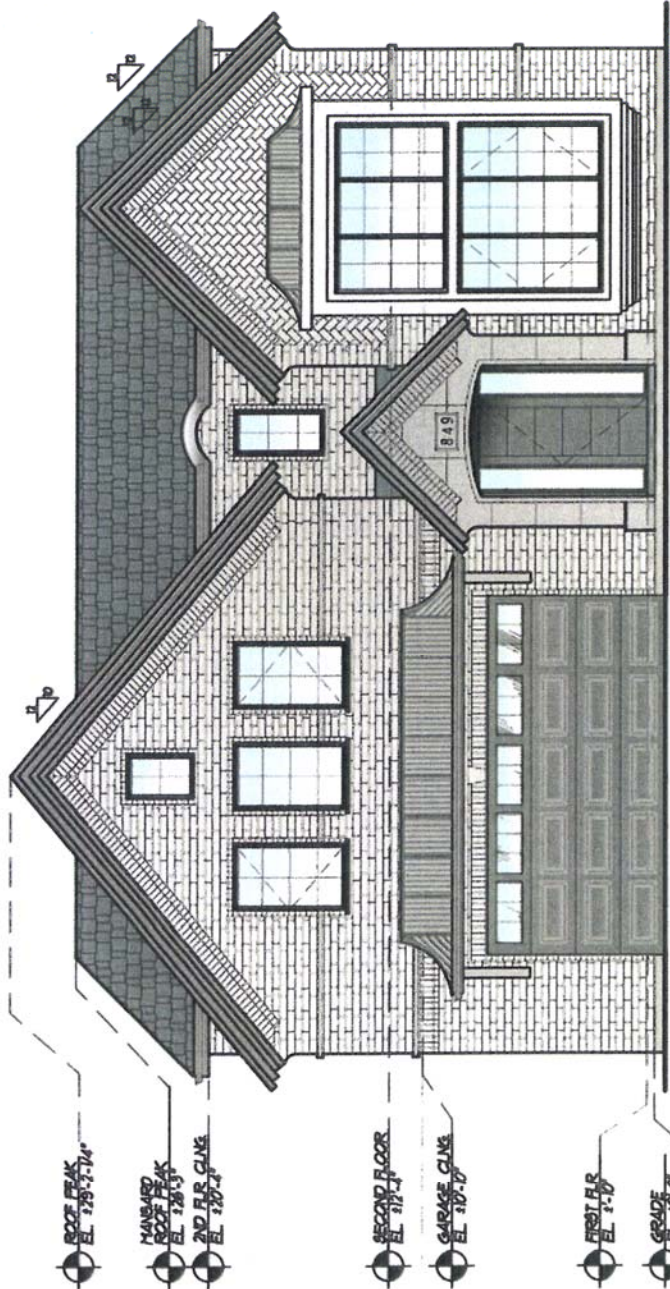


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 849 E CREST AVE ADDISON, IL 60101**

03/29/25
 24003



NORTH ELEVATION

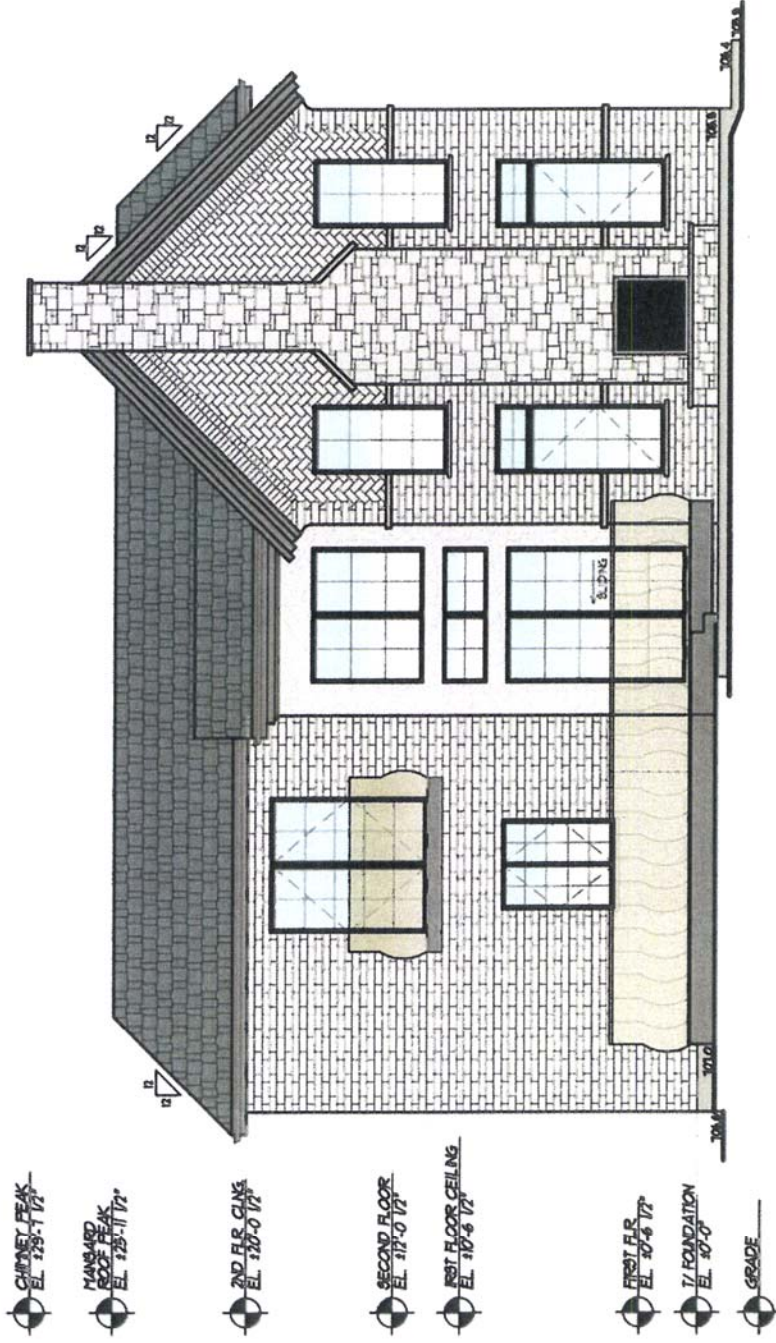
3/16" = 1'-0"

ELEVATION FOR 2 STORY SINGLE FAMILY HOME WITH 2 CAR GARAGE

849 E CREST AVE. ADDISON, IL 60101

IDENTITY
DESIGN BUILD, INC.

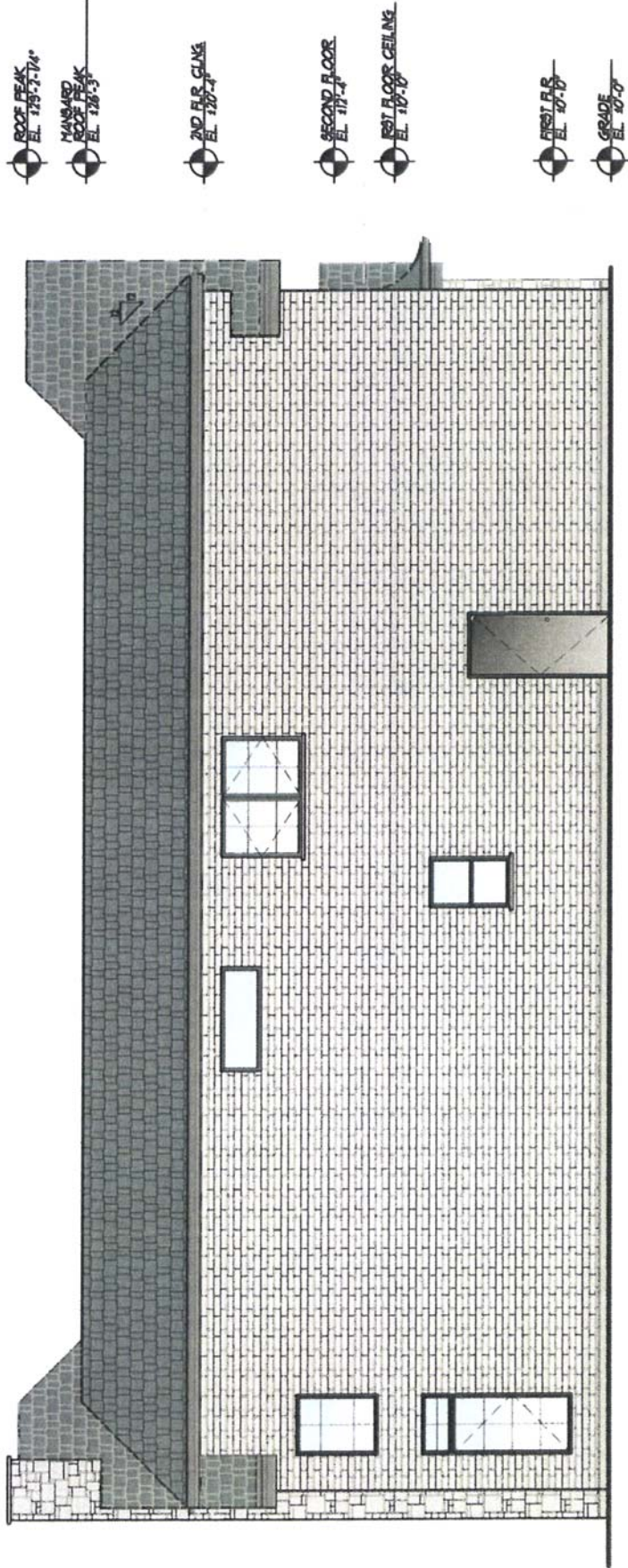
386 S Wood Dale Rd.
 Wood Dale, IL 60191
 Tel: 312-906-8191
 Email: identitydesignbuild@yahoo.com



SOUTH ELEVATION
3/16" = 1'-0"

ELEVATION FOR 2 STORY SINGLE FAMILY HOME WITH 2 CAR GARAGE
849 E CREST AVE. ADDISON, IL 60101

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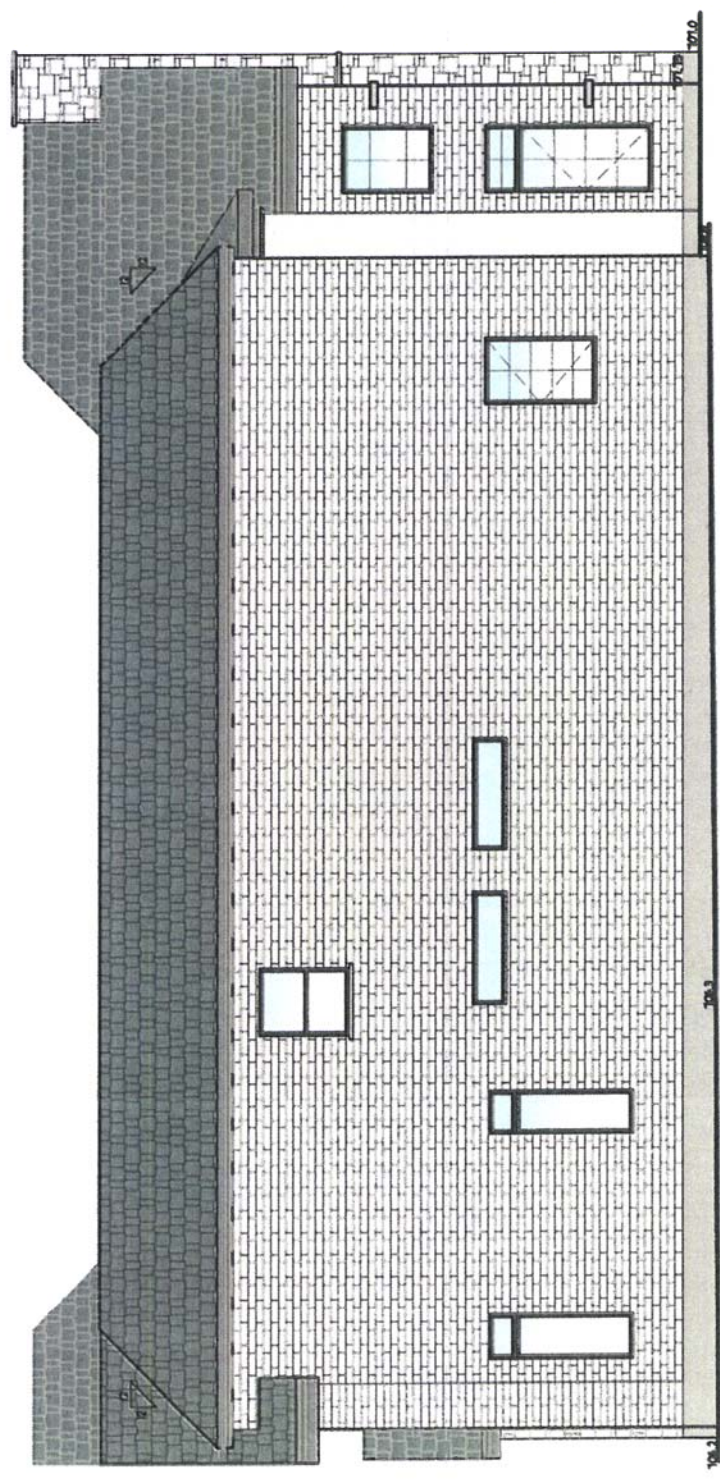


EAST ELEVATION
3/16" = 1'-0"

ELEVATION FOR 2 STORY SINGLE FAMILY HOME WITH 2 CAR GARAGE
849 E CREST AVE. ADDISON, IL 60101

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- CHIMNEY PEAK
EL. 128'-11"
- ROOF PEAK
EL. 128'-3 1/4"
- MANAGED ROOF PEAK
EL. 128'-11 1/2"
- 2ND FLR. CLING
EL. 110'-0 1/2"
- SECOND FLOOR
EL. 112'-0 1/2"
- FIRST FLR. CEILING
EL. 110'-6 1/2"
- FIRST FLR.
EL. 10'-6 1/2"
- 1/1 FOUNDATION
EL. 10'-0"

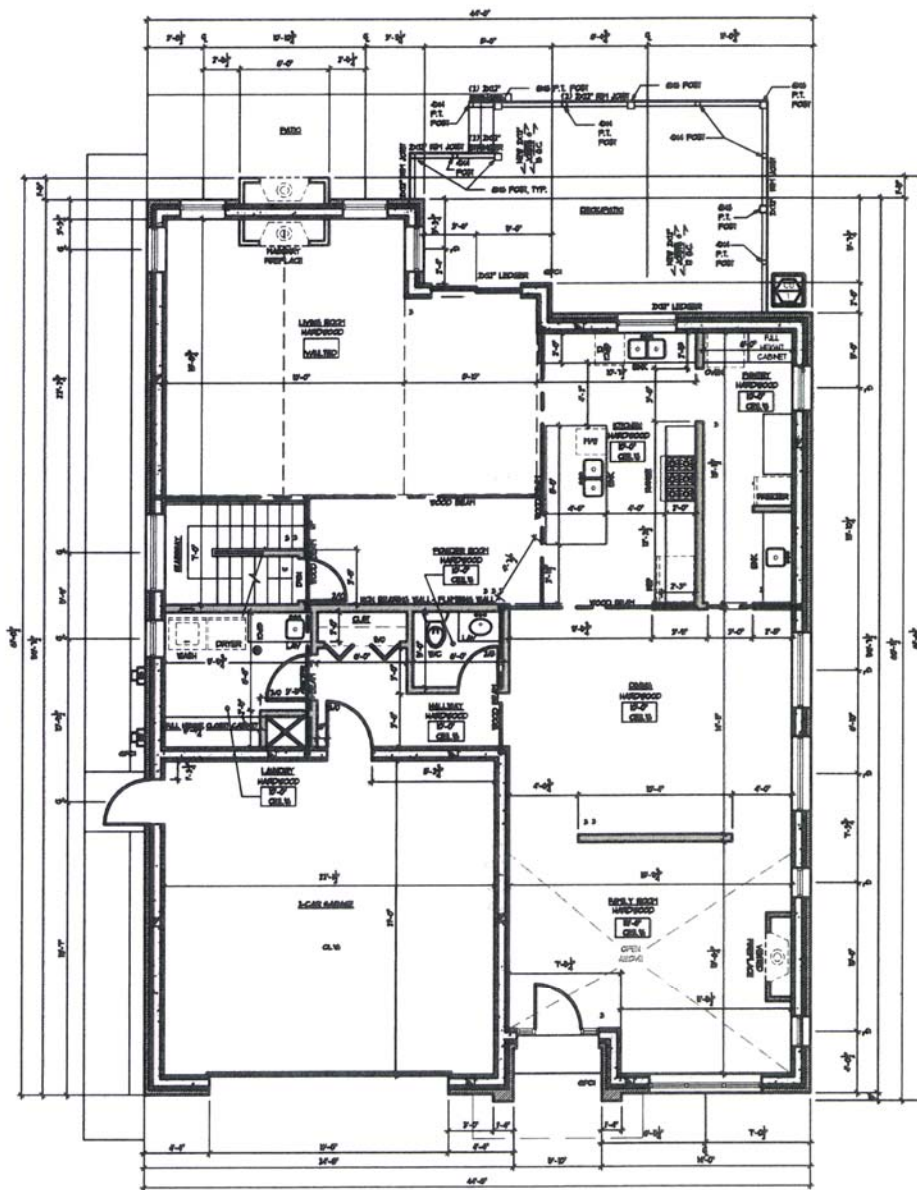


WEST ELEVATION
3/16" = 1'-0"

ELEVATION FOR 2 STORY SINGLE FAMILY HOME WITH 2 CAR GARAGE

849 E CREST AVE. ADDISON, IL 60101

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Wood Dale, IL 60191
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Email: idemdesignbuild@yahoo.com



FIRST FLOOR PLAN
1/4" = 1'-0"

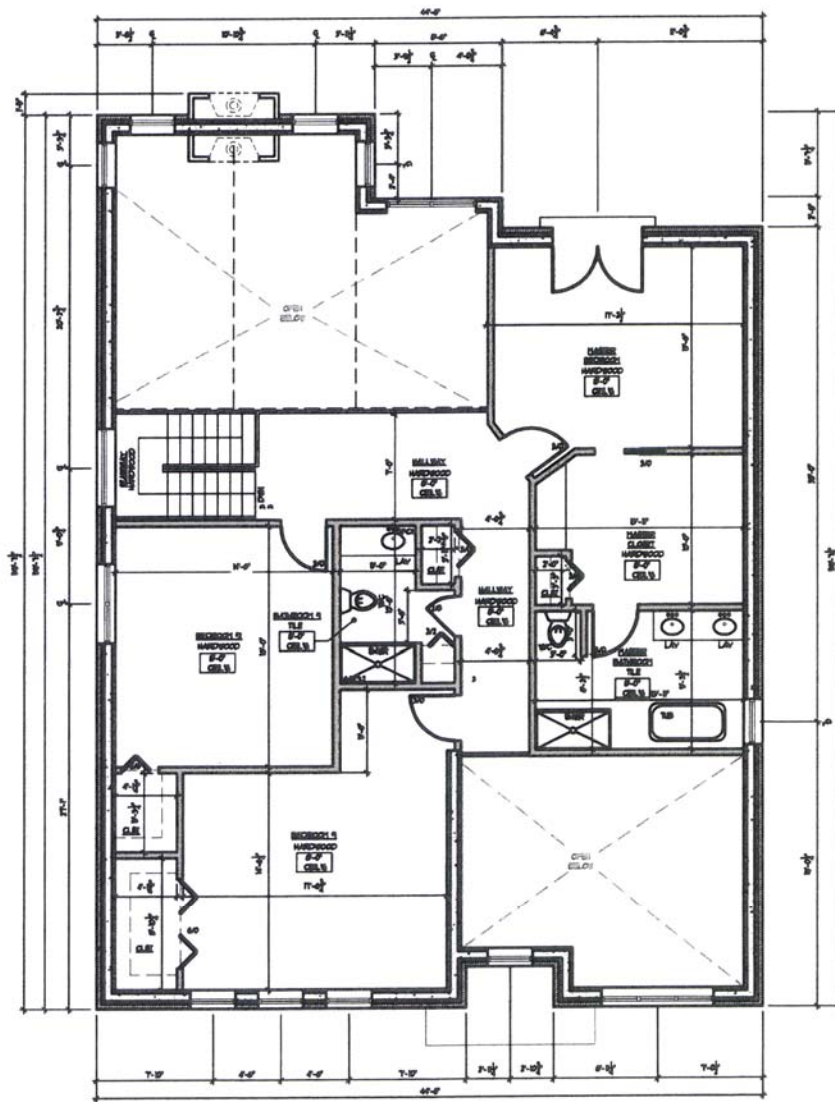


SINGLE FAMILY W/ 2 CAR GARAGE 849 E CREST AVE ADDISON, IL 60101

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03/29/25
24003



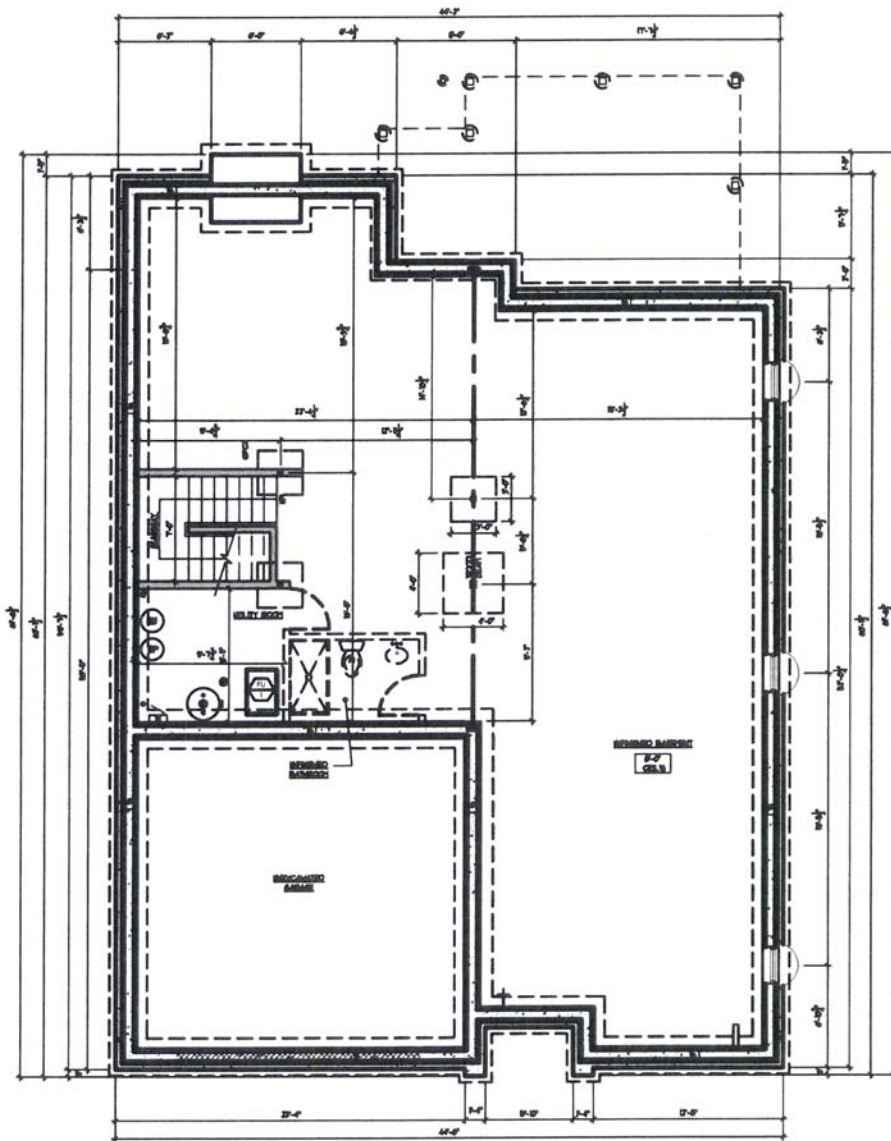
SECOND FLOOR PLAN
1/4" = 1'-0"



SINGLE FAMILY W/ 2 CAR GARAGE
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03/29/25
24003

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BASEMENT FLOOR PLAN
1/4" = 1'-0"



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SINGLE FAMILY W/ 2 CAR GARAGE
849 E CREST AVE ADDISON, IL 60101

03/29/25
24003



STAFF REPORT

March 14, 2025

CASE #PZ-25-06

TO:

Marianne Fotopoulos, Chair
and Members of the
Planning and Zoning
Commission

M.C.
FROM:

Michael Crandall, Director of
Community Development

GK
FILE MANAGER:

Consuelo Arguilles,
Assistant Director of
Community Development

**ACTIONS REQUESTED:
P&Z Recommendation**

Text Amendments to Section VI.D of the Zoning Ordinance with respect to the construction and operation of fire and law enforcement training facilities by governmental entities in the M2 General Manufacturing District of the Village of Addison

APPLICANT / CONTACT:

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

PROJECT NAME: Village of Addison Text Amendments – Fire and Law Enforcement Training Facilities by Government Entities

At the May 5, 2025 Village Board meeting, the Village Board approved amendments to certain provisions of Chapter 6 of the Village Code (The Addison Building Code) regarding fire and law enforcement training facilities. Chapter 6, Article 13 of the Addison Building Code was amended to include a new section, Section 6-1306 entitled "Construction of Fire and Law Enforcement Training Facilities". This new section was added to keep pace with the most current edition of the International Building Code, which has not yet been adopted by the Village of Addison. Staff plans to bring full adoption of the most recent version later this year.

The new section has provisions for utilizing intermodal shipping containers for governmental entities to construct and operate fire and law enforcement training facilities in the M2 General Manufacturing District, in accordance with the Village's Zoning Ordinance.

In response to the recent approval listed above, the Village is requesting approval of text amendments to Section VI.D of the Zoning Ordinance with respect to the construction and operation of fire and law enforcement training facilities by governmental entities in the M2 General Manufacturing District of the Village of Addison.

Section VI.D of the Zoning Ordinance of the Village of Addison, which sets forth the permitted uses, special uses and other requirements in the M2 General Manufacturing District, is proposed to be amended in its entirety so that Section IV.D to read as per the proposed ordinance.

Special Uses would include g. Fire and law enforcement training facilities operated by governmental entities. Notwithstanding anything contained within this Zoning Ordinance to the contrary, fire and law enforcement training facilities shall not exceed four (4) stories (floors) or forty-six (46) ft. in height, whichever is less, and shall not exceed a maximum of 1,600 square feet in area per story (floor).

PROJECT SUMMARY

The Addison Fire Protection District plans to replace their training tower at 666 S. Vista Avenue. The existing tower is falling apart. They can't do burns in it anymore and the tower needs to be replaced. They plan to provide training via shipping containers versus a building fire facility because of high installation and maintenance costs associated with the former. Bartlett recently built a similar concept to what they are looking to do.

INTERDEPARTMENTAL REVIEW COMMENTS

The Building Code was amended recently adopting certain sections of the IBC and IRC for "fire and law enforcement training facilities". Now, Village staff seeks to amend the Zoning Ordinance (Chapter 22 of the Village Code) to permit "fire and law enforcement training facilities" as a special use in the M2 General Manufacturing District.

Village staff has corresponded with the Addison Fire Protection about code changes needed for their proposal, and supports the zoning text amendments.

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

LEGAL NOTICE
Notice of Public Hearing

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, May 14, 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-25-06, Consideration of testimony and a request to approve proposed Text Amendments to Section VI.D of the Zoning Ordinance with respect to the construction and operation of fire and law enforcement training facilities by governmental entities in the M2 General Manufacturing District of the Village of Addison.

Petitioner: Village of Addison

A copy of the proposed text amendments may be viewed at the offices of the Department of Community Development, Village Hall, 1 Friendship Plaza. 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 & Zoning Commission
Village of Addison
Addison, Illinois

Daily Herald Newspaper
Issue of April 29, 2025

ORDINANCE NO. O-25-

**ORDINANCE AMENDING CERTAIN PROVISIONS OF THE VILLAGE OF ADDISON
ZONING ORDINANCE WITH RESPECT TO THE M2 GENERAL MANUFACTURING DISTRICT**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Addison, DuPage County, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village has previously adopted the Village's Zoning Ordinance, which can be found in Chapter 22 of the Village Code; and

WHEREAS, the Village proposed text amendments to the Village's Zoning Ordinance with respect to the construction and operation of fire and law enforcement training facilities by governmental entities in the M2 General Manufacturing District of the Village (the "Application"); and

WHEREAS, the Planning and Zoning Commission duly called, noticed and held a public hearing on May 14, 2025, relating to said application; and

WHEREAS, all public hearings as required by law have been held by the different departments, commissions, boards, and other governmental bodies of the Village, and each has submitted various reports and recommendations, or both, required of them; and

WHEREAS, the Mayor and Board of Trustees believe, and hereby declare, that it is in the best interests of the Village and its residents to amend certain provisions of the Village's Zoning Ordinance with respect to the construction and operation of fire and law enforcement training facilities by governmental entities in the M2 General Manufacturing District of the Village.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF ADDISON, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The recitals set forth hereinabove are hereby adopted as findings of fact as if said recitals were fully set forth within this Section One.

SECTION TWO: Section VI.D of the Zoning Ordinance of the Village of Addison, which sets forth the permitted uses, special uses and other requirements in the M2 General Manufacturing District, shall be and is hereby amended in its entirety so that Section IV.D shall hereafter be and read as follows:

D. M2 General Manufacturing District

1. Permitted Uses.

- a. Uses as permitted in the M1 District.
- b. Adult uses, but not within 1,000 feet of any residential area.
- c. Currency exchanges.
- d. Manufacturing, assembling, disassembling, fabricating, repairing, storing, cleaning, servicing or testing establishments as determined by operations conforming with performance standards for M2 Districts as set forth in Section VI.B of this ordinance.
- e. Non-passenger vehicle renting or leasing. (Non-passenger vehicle rental or leasing shall include any of the following: truck, boat, motor-cycle, golf cart, other motorized conveyance, or towed trailer of any kind).
- f. Precious metal and gem dealers.
- g. Pawnbrokers.
- h. Pay day loan services.
- i. Title loan offices.
- j. Registered medical cannabis dispensing organization.*
- k. Registered medical cannabis cultivation center.*
- l. Resale shops, rummage shops and second-hand goods stores.
- m. No more than 0 Licensed Adult Use Cannabis Cultivation Centers.
- n. No more than 2 Licensed Adult Use Cannabis Dispensing Organizations.

Any use permitted under Subparagraphs VI.D.1.m and n above shall be open for business between the hours of 9:00 a.m. and 10:00 p.m. only.

No Cannabis Business Establishment shall be located within two-hundred and fifty (250) feet of any residential structure.

*Subject to 401 ILCS 130/1 et seq.

2. Special Uses.

- a. As allowed in M1 District
- b. Office building not to exceed five (5) stories or sixty-five (65) ft., whichever is less.
- c. Employment or temporary staffing agency, including day labor staffing.
- d. Restaurants, including sale of alcoholic beverages.

- e. Clinics, and related medical facilities.
- f. Banks, Savings and Loans and other financial institutions.
- g. Fire and law enforcement training facilities operated by governmental entities. Notwithstanding anything contained within this Zoning Ordinance to the contrary, fire and law enforcement training facilities shall not exceed four (4) stories (floors) or forty-six (46) ft. in height, whichever is less, and shall not exceed a maximum of 1,600 square feet in area per story (floor).

General Requirements

Under Special Use, a site plan shall be submitted and approved by the Planning and Zoning Commission and Village Board. The site plan shall indicate location and height of all buildings, driveway locations and off-street parking.

All requirements of Section VI of the Zoning Ordinance shall apply and in the event of reversion to a manufacturing use all conditions of applicable ordinances shall be enforced except those conditions previously granted under Special Use Ordinance.

Height limitations within 300 ft. of a residential district shall not exceed 30 ft. at the curb line or two stories, whichever is lower.

- 3. Floor Area Ratio.
 - a. Not to exceed 0.60 for one-story buildings.
 - b. Not to exceed 1.20 for buildings, containing two or more stories with maximum lot coverage of 60%.
- 4. Lot Width. Not less than 100 feet.
- 5. Front Yards. Not less than 27 feet in depth. Except that in Special Use granted under the provisions of this section, the depth of front yard shall be increased by one foot for each two feet of permitted building height over 30 feet. (See Height Limitations Special Use)
- 6. Side Yards. Not less than 10 feet in width. For a side yard abutting a residential district, see Section VI, A, 3 and 4. In addition, the following requirements will apply to a Special Use granted under the provisions of this ordinance:
 - a. The width of a side yard shall be increased by one foot for each two feet of permitted additional building height over 30 feet.
 - b. Office building not to exceed five (5) stories or sixty-five (65) ft., whichever is less.
 - c. Employment or temporary staffing agency, including day labor staffing.
 - d. Restaurants, including sale of alcoholic beverages.

- e. Clinics, and related medical facilities.
 - f. Banks, Savings and Loans and other financial institutions.
7. Rear Yards. Not less than 10 feet in depth. A rear yard abutting a residential district shall be governed by provisions in Section VI, Mfg. Districts, A, 3 and 4. The following will be required in addition, if permit is granted under Special Use Provisions of this ordinance:
- a. The depth of a rear yard shall be increased by one foot for each two feet of permitted additional building height over 30 feet.
8. Building Height. Shall not exceed 30 feet measured at the curb line or two stories, whichever is lower except that the buildings not exceed 65 feet or five stories, whichever is lower, may be permitted under the Special Use Provisions of this ordinance.
9. Off-Street Loading. Loading berths in accordance with provisions set forth in Section VIII of this ordinance.

SECTION THREE: Those portions of the Zoning Ordinance of the Village of Addison which are not specifically amended or repealed herein shall be and are hereby ratified and affirmed and shall remain in full force and effect.

SECTION FOUR: This Ordinance shall take effect after its passage, approval and publication in the manner provided by law.

PASSED THIS _____ day of _____, 2025.

AYES:
 NAYS:
 ABSENT:

APPROVED THIS _____ day of _____, 2025.

ATTEST:

 Mayor

 Village Clerk

Published _____