



# Village of Addison

## COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

### AGENDA

PLANNING AND ZONING COMMISSION

PUBLIC HEARING/BUSINESS MEETING

WEDNESDAY, JULY 9, 2025

DATE: Wednesday, July 9, 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 JUNE 11, 2025 PLANNING AND ZONING COMMISSION MEETING**

**III. PUBLIC HEARINGS AND RECOMMENDATIONS**

1. **File #PZ-25-07**, consideration regarding a special use for a for a fire and law enforcement training facility at 666 S. Vista Avenue located in Addison, Illinois.

P.I.N.: 03-32-205-044

Petitioner: Addison Fire Protection District

The Public Notice was advertised in the June 24, 2025 issue of the Daily Herald Newspaper.

Consideration of File #PZ-25-07 as described above.

2. **File #PZ-25-08**, consideration regarding a special use for an indoor baseball and softball training facility at 35 W. Fullerton Avenue located in Addison, Illinois.

P.I.N.: 03-33-104-010

Petitioner: Addison Youth Services

The Public Notice was advertised in the June 24, 2025 issue of the Daily Herald Newspaper.


Consideration of File #PZ-25-08 as described above.

**The petitioner is unable to attend and is requesting this hearing go before the August 13, 2025 Planning and Zoning meeting.**

**IV. AUDIENCE PARTICIPATION**

**V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN**

**VI. ADJOURNMENT**

Approved:   
Michael Crandall  
Director, Community Development

Pending

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

**MINUTES OF THE PLANNING & ZONING COMMISSION  
VILLAGE OF ADDISON  
WEDNESDAY, JUNE 11, 2025**

The Planning & Zoning Commission meeting of the June 11, 2025 meeting was called to order at 5:30 p.m. by Chair Fotopoulos.

Present: Cargill, McComb, Schmitt, Turk  
Absent: Ariano and Fotopoulos  
Also Present: Consuelo Arguilles, Village of Addison, Dan Medina, Addison Fire Department and Village Attorney Pat Miner

**PUBLIC HEARING**

**I. CALL TO ORDER – ROLL CALL**

Mr. Cargill made a motion for Tim Schmitt to chair the meeting this evening, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

**II. CONSIDERATION TO APPROVE THE MINUTES OF THE MAY 14, 2025  
PLANNING & ZONING COMMISSION MEETING**

Mr. McComb made a motion to approve the minutes from the May 14, 2025 meeting, seconded by Mr. Cargill. Vice-Chair Schmitt asked if there was any discussion. Mr. McComb stated the correct date on the minutes should read May 14 instead of March 12, 2025. Roll call was taken.

Motion passed unanimously.

**III. PUBLIC HEARINGS AND RECOMMENDATIONS**

1. **File #PZ-25-05**, consideration regarding a special use for a planned development with variations and exceptions. The property is located at 2349 W. Lake Street, Addison, IL.

P.I.N.: 02-13-303-043

Petitioner: James E. McGill

The Public Notice was advertised in the May 27, 2025 issue of the Daily Herald Newspaper.

Mr. Turk made a motion to open File #PZ-25-05, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Ms. Consuelo Arguilles, Village of Addison stated this request is for a Special Use for a Planned Development with variations and exceptions as listed in the staff report. The property at 2349 W. Lake Street is one property and they are requesting a Planned Development that would include the following variations:

- a forty-one foot (41') parking lot setback in the front yard along Lake Street when the subdivision plat requires fifty feet (50');
- a seventy-seven foot and nine inches (77'-9") building setback along Lake Street when the subdivision plat requires one hundred feet (100');
- parking in the front yard along Lake Street;
- trucks and semi-trailers to be parked or stored overnight in the loading zone;
- allow a building bump out and a twelve-foot (12') wall on the southwest side of the building off-street loading facilities to be screened from the residential district;
- noise restrictions to be held to the same standard as M1, M2, & M3 while complying with the decimal levels and time restrictions as allowed;
- a flat bottom detention basin planted with prairie grass (native planting);
- side slopes of the detention basin to be installed up to four (4) horizontal to one (1) vertical above the normal water level; and
- a four to one (4:1) length to width ratio for the rectangle basin in order to build a new industrial warehouse development and related improvements

The zoning of the property is Industrial and is M4 Planned Office Research/Industrial. Upon doing a site assessment of the property, we do have along Lake Street a car wash, gaming café, gas station and residential to the west and general manufacturing uses to the south and east of the subject property. There is some unincorporated DuPage property and residential homes in the Village of Bloomingdale that are located just to the west.

DuPage County and Bloomingdale Township records indicate the subject property is categorized as commercial with an office building (multi-tenant 3+) that was built in the year 2000. The existing building measures two stories in height, 59,133 on the first floor and 58,285 on the second floor.

The Village of Addison Comprehensive Plan designates the subject property as Light Industrial.

The Petitioner plans to demolish the existing office building and redevelop the property with one office/warehouse building. The site plan indicates the new building will measure ±131,861 square feet in area and will be oriented towards Lake Street. Eighteen (18) truck docks will in the rear of the building facing the south property line. About 200 parking spaces to the west, north, and east of the building are proposed.

The petitioner did submit sight-line drawings indicating the loading dock, including trucks, would not be visible to a 6' tall person from the sw corner looking north or looking east.

The building elevations indicate then building will primarily consist of smooth concrete panels, metal canopies, and storefront glass entrances. Stamped concrete form liners will be provided to break up the façade. Village Staff along with the Fire Protection District did review the proposal and provided some comments that could be addressed as part of the building permit stage. Those are included in the staff report. The building would be built with the 2024 I-Codes and will comply with engineering slope requirements. The detailed review will take place should this proposal get approved at the building permit stage.

Staff finds the proposed special use for a Planned Development with variations and exceptions, as stated in the staff report along with an extra condition of approval that the approval is only valid for two years in the motion. We are recommending support of this request.

Vice Chair Schmitt asked if the Plan Commission had any questions.

Mr. Cargill asked if the water retention meets or exceeds the new standards for on-site retention. Ms. Arguilles said it is acceptable to our engineers, the 4:1 slope that is proposed along the east detention area. Mr. Cargill said he meant the volume. Ms. Arguilles stated yes. Mr. Cargill said he knows there was some concern on that property to the west that is unincorporated that they had a water problem over there some time ago. Ms. Arguilles said the site itself would be developed to comply with our engineering standards. Ms. Arguilles said as part of the request they are deviating from the standard but our engineering department is in support of the side slopes of the detention basin to be installed up to 4:1 above the normal water level. The other item that is related does include a width ratio of the basin to be built according to what is shown on the plans. Our engineers did review it and are comfortable with supporting this request. Mr. Turk asked about the docks. Blake Waeghe stated they are starting with 18 docks, but they can add up to 32 docks. Mr. McGill said they won't be putting in 32 docks.

The petitioners, James McGill and Blake Waeghe were present and sworn in.

Mr. Blake Waeghe, Development Manager showed his power point presentation slides.

Mr. Waeghe said the main reason why they are looking to redevelop this property is they believe it is the best use for the site, being located in an industrial park and also industrial vacancy is very low and there is a lot of demand for it. Mr. Waeghe showed the renderings of the building on the overhead.

The site was designed for the docks to face the south so you don't see truck activity on Lake Street and also placed the bump-outs on the southern side; the two bump-outs that are 65 feet long with a screen wall to the southwest to block any view from the residents seeing into the truck docks. Cars are only able to access the site either from the northwest side from Lake Street which is a right-in right-out and they are able to get out on Greenbriar; trucks are only able to access from Greenbriar.

There are a lot of trees that are up, bushes are screening the side of the property, those will not be touched as they act as a buffer. In addition, they are putting up trees and bushes along the southwest side to help screen any visuals or light from the trucks.

A traffic study was done, per the traffic data, during the peak morning and evening hour, the development would only have one (1) truck trip.

Vice Chair Schmitt asked if the audience had any questions.

Karen Latham, 194 Analise Ct., Bloomingdale asked about the fence on the property, what are your plans with it. Mr. Waeghe said they do not have plans right now to touch it, they have been looking at what they can do with the fence. The fence is chain link. Mr. McGill said they will improve the fence. Mr. Cargill said is that fence definitely part of this development? Mr. Waeghe said there is an existing chain link fence on the property, on the western side. Ms. Arguilles said the chain link fence is shown on the plat of survey and it shows a chain link fence that runs along the western property line.

Vice Chair Schmitt asked for positive and negative testimony.

POSITIVE TESTIMONY: None

NEGATIVE TESTIMONY:

Jack Militello, 169 Analise Ct., Bloomingdale stated this project would be detrimental to their property.

Scott Eng, 165 Analise Ct., Bloomingdale said he has issues with the shrubbery trees and fence and also feels this would be detrimental to his property.

Mr. Cargill stated that the property has always be zoned industrial. Mr. McComb asked if 200 parking spaces is within the Code. Ms. Arguilles stated the parking requirements do comply with this type of development; the required would be 152 parking requirements and they are providing 200 plus so they are exceeding the parking requirements. Mr. Cargill asked how many parking spaces are there currently. Mr. Waeghe said there are currently over 700 parking spaces.

Mr. McComb made a motion to close File #PZ-25-05, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

**Consideration of File #PZ-25-05 as described above.**

Attorney Miner stated this project it is a little bit unusual. Normally in a case like this you see a revised plat come back before the Plan Commission and ultimately make its way to the Village Board. Because of the first two bullet points under Consuelo's recommendation, first being the parking lot setback as well as the building setback. The current plat for the property requires the 50-foot setback along Lake Street and the 100-foot building setback along Lake Street, my

understanding is that the current owners have gone to the other owners that are on the plat and have gotten their agreement to reduce those setbacks in accordance with Consuelo's recommendation as to the 41-foot parking lot setback and the 79-foot building setback. It is presented in a way that we don't routinely see but in a way that the other building owners in that area have agreed to it and ultimately if this item was considered and approved by the Commission and moved its way to the Village Board, the Village Board would then be asked to consider that agreement and sign on to it as well. It is not presented in the form of an agreement to this body but you are considering it through those bullet points.

Mr. Cargill made a motion for a positive recommendation with the following bullet points:

- a forty-one foot (41') parking lot setback in the front yard along Lake Street when the subdivision plat requires fifty feet (50');
- a seventy-seven foot and nine inches (77'-9") building setback along Lake Street when the subdivision plat requires one hundred feet (100');
- parking in the front yard along Lake Street;
- trucks and semi-trailers to be parked or stored overnight in the loading zone;
- allow a building bump out and a twelve-foot (12') wall on the southwest side of the building off-street loading facilities to be screened from the residential district;
- noise restrictions to be held to the same standard as M1, M2, & M3 while complying with the decimal levels and time restrictions as allowed;
- a flat bottom detention basin planted with prairie grass (native planting);
- side slopes of the detention basin to be installed up to four (4) horizontal to one (1) vertical above the normal water level; and a four to one (4:1) length to width ratio for the rectangle basin in order to build a new industrial warehouse development and related improvements.

and an 8-foot privacy fence along the western edge of the property, seconded by Mr. McComb. Vice Chair Schmitt asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

**IV. AUDIENCE PARTICIPATION - None**

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

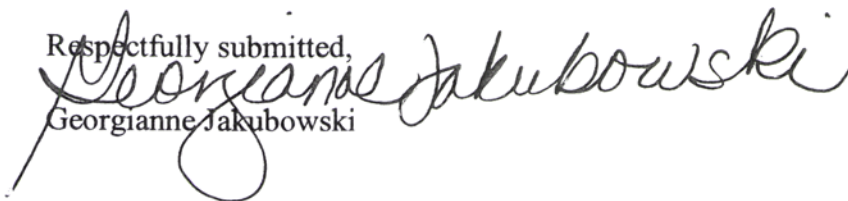
**VI. ADJOURNMENT**

Mr. McComb made a motion to adjourn the meeting at 6:20 p.m., seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.

Respectfully submitted,

Georgianne Jakubowski



PLANNING & ZONING MEETING, JUNE 11, 2025

PLEASE SIGN IN

NAME	ORGANIZATION/ADDRESS/EMAIL/PHONE NUMBER
Scott Eng	165 Annalisa Ct. josephcothemy@yahoo.com (847) 525-2914
Keren Cochran	194 Annalisa Ct Blomvingdale (312) 941-7572

# Village of Addison

PLANNING AND ZONING COMMISSION



STAFF REPORT

July 9, 2025

CASE #PZ-25-07

**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 RECOMMENDATION

**LOCATION:** 666 S. Vista Avenue

**PIN:** 03-32-205-044

**LOT AREA:** ± 1.4 ACRES

**PROJECT NAME:**  
Special use for a fire and law enforcement  
training facility

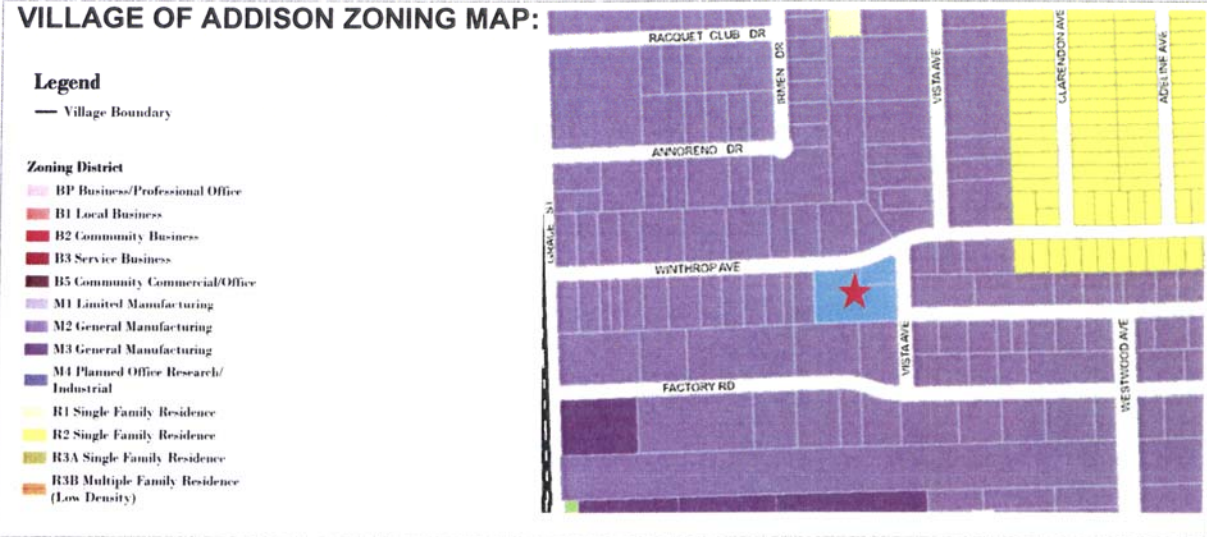
**APPLICANT:**  
Addison Fire Protection District

**ZONING:** M2 General Manufacturing

M.C.

## DUPAGE COUNTY PARCEL VIEWER:





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## BACKGROUND

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Office and general manufacturing uses are located to the west, north, east and south.

DuPage County and Addison Township records indicate the subject property is exempt and consists of a one-story gross building area of 11,042.5 square feet. The office area measures 5,836 square feet. The building was built in the year 1980. The fire station measures 14' tall while the office measures 10' high.

On June 2, 2025, the Village Code was amended to include intermodal shipping containers for governmental entities to construct and operate fire and law enforcement training facilities as special uses in the M2 General Manufacturing District.

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

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## PROJECT SUMMARY

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The Addison Fire Protection District (Petitioner) plans to construct two training facilities. The site plan indicates an 8'x40' two-story training facility and a 32'x40' four-story training facility in the parking lot located in the rear of the existing fire house and office building. Both facilities will include roof areas and exterior staircases.

The elevation plans indicate reconfigurable walls and indoor and outdoor windows and doors. The 32'x40' four-story training facility will include burn rooms on the first, second, and fourth floors. Cantilever balconies on the third and fourth floors are also shown for this building.

The proposed structures are permitted provide approval of a special use and compliance with applicable codes, including zoning. The table below provides a summary of the zoning requirements and the proposal:

	Requirements	Proposal	
		Structure #1 8'x40' two-story	Structure #2 32'x40' four-story
<b>Stories/Height</b>	Max. 4 stories or Max. 46' high, whichever is less	2 stories, 19'	4 stories, 28'-6" high
<b>Area per story (floor)</b>	Max. 1,600 square feet	320 square feet p/floor	1,280 square feet p/floor
<b>Building Setbacks:</b>			
<b>Front (N)</b>	Min. 27'	± 132'	± 145'
<b>Front (E)</b>	Min. 27'	± 345'	±200'
<b>Rear (W)</b>	Min. 10'	± 25'	± 130'
<b>Side (S)</b>	Min. 10'	± 69'	± 70'

The proposed project would provide an updated training facility for the Addison Fire Protection District and surrounding fire agencies, who already uses this location as the primary training center for firefighters and paramedics. The proposed new facilities will address the historic and developing hazards for first responders.

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**INTERDEPARTMENTAL REVIEW COMMENTS**

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Village staff from various departments reviewed the petitioner's request for a special use and finds the proposal is consistent with the existing land use and site conditions. Further, the proposal would not be uncharacteristic of existing uses and conditions in the adjacent manufacturing area.

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

**Planning:**

- The proposed structure would replace an existing structure that has been used as a training facility. The existing use of the property would not change and would not impact surrounding property.

- All construction will occur on site and minimal impact on traffic is expected during construction. Once completed, the facility will have onsite parking and will not utilize street parking on a daily basis.
- The proposed use is training for first responders, which is critical to provide for the Addison Fire Protection District and to first responders of whom they operate and train with. The proposed structures will not be for public use, but will benefit the public when they require professional and mission-ready first responders.

**Building:**

- The structures will be required to comply with current building codes.
- A building permit will be required.

**Engineering:**

- It appears that the demolition and improvements are entirely contained within the existing impervious area parking and staging curbed areas behind the fire station. Therefore, a plat of survey is not required.
- When submitting for permit, provide a plan indicating what is proposed for the drainage structures within the limits of the new concrete slab. Will the replacement slab be doweled into the existing concrete?

**Fire:**

- Seeking approval of the subject special use request.

**Public Works:**

- No comments.

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**RECOMMENDATION**

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Staff finds that the proposed special use for a fire and law enforcement training facility complies with the standards set forth in the Zoning Ordinance and, therefore, recommends approval of the requested action.

**SUPPORTING DOCUMENTS**

Attached for your review are the following:

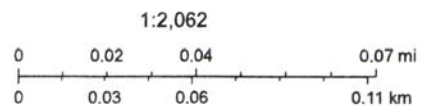
- Location Map
- Notice of Public Hearing
- Petitioner Statement and Plans

# Location Map 666 S. Vista Ave.



6/23/2025, 11:29:14 AM

Parcel



Village of Addison

**LEGAL NOTICE**  
**Notice of Public Hearing**

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, July 9, 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-25-07**, The petitioner requests consideration of hearing testimony regarding a Special Use for a fire and law enforcement training facility at 666 S. Vista Avenue located in Addison, Illinois, and legally described as follows:

LOT 2 OF THE ADDISON STATION TOWER 2N RESUBDIVISION

Petitioner: Addison Fire Protection District

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 June 24, 2025



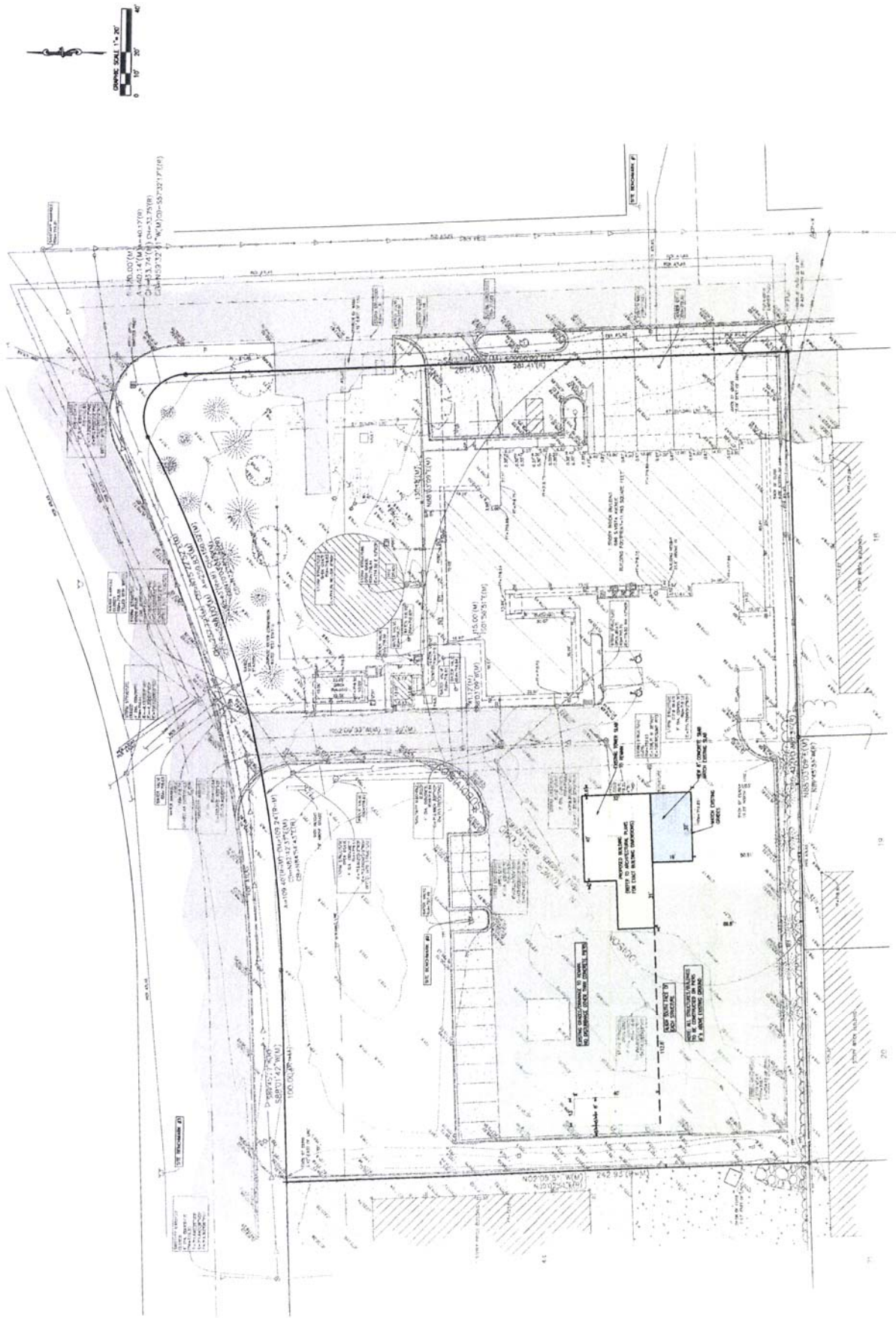


ENGLEWOOD CONSTRUCTION  
 80 MAIN STREET  
 LEMONT ILLINOIS 60439

SITE PLAN  
 ADDISON FIRE STATION EXPANSION  
 666 S. VISTA AVENUE  
 ADDISON, IL.

ADVANTAGE  
 CONSULTING ENGINEERS  
 801 MAIN STREET - SUITE 117 - LEMONT, ILLINOIS 60439  
 TEL: 630.252.8272 FAX: 630.252.8274

NO.	DATE	DESCRIPTION
1	01/11/14	ISSUED FOR PERMIT
2		
3		
4		
5		
6		



Qm


AMERICAN FIRE TRAINING SYSTEMS, INC.  
 12315 SOUTH NEW AVE., POB #29  
 LEMONT, ILLINOIS 60439  
 (830) 257-0112



**PROPOSAL FOR FIRE TRAINING PROP  
 ADDISON F.P.D. - ADDISON, IL.**

OWNER: F.P.D.  
 DATE: 05-07-24  
 SCALE: 1/8" = 1'-0"  
 P. NO.: 00048  
 SHEET NO.: **A00**

**UNIT SPECIFICATIONS**

- 16 - 40' CONTAINER
- 1 - 42" CONTROL ROOM
- 3 - 26' DECKING
- WI BALINGS
- 1 - 10X20' RAISED STEEL PLATFORM
- WI BALINGS
- 1 - EXT. STAIRCASE
- WI 42X4" LANDING
- 38 - 36200 DOOR
- 16 - 36200 WINDOW
- 1 - SHIPS LADDER
- WI ACCESS MATCH
- 1 - 4 LVL SWITCHBACK STAIRCASE
- 2 - STRAIGHT RUN STAIRCASE
- 2 - 6X5' RECESSED BALCONY
- 2 - 12X6' CARTRIDGED BALCONY
- 1 - BASEMENT BALLOUT PROP
- 1 - REBAR CUTTING PROP
- 1 - CURBED BLOCK WALL CUTTING PROP
- 1 - FREE STANDING GARAGE DOOR PROP (10X7')
- 1 - PIKE POLE POKE-OUT
- 5 - 61-FOLD SWING AWAY WALL
- 6 - RECONFIGURABLE WALL MAZE
- 1 - 2" HIGH CROSS RUPPEL ANCHOR
- 2 - SPRINKLER SYSTEMS
- 1 - 10X6' BURN ROOM
- 1 - 14X16' BURN ROOM
- 1 - 12X6' BURN ROOM
- 7 - BURN DOORS
- 2 - BURN WINDOWS
- 3 - RECH VENTS
- 3 - BURN CHITS
- 2 - 4 LVL STAIRPIPE
- 48 - FLOOR DRAINS

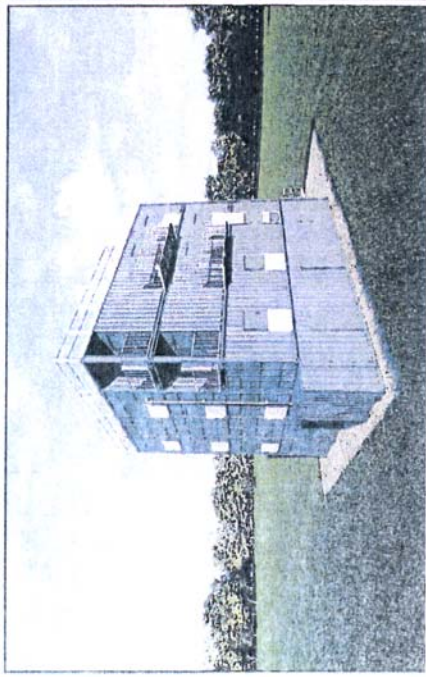
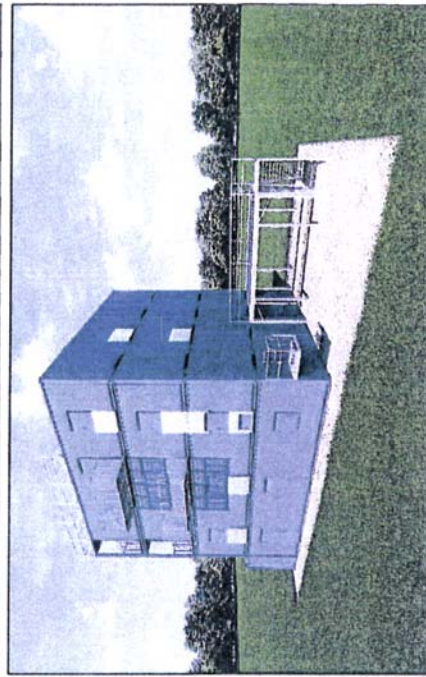
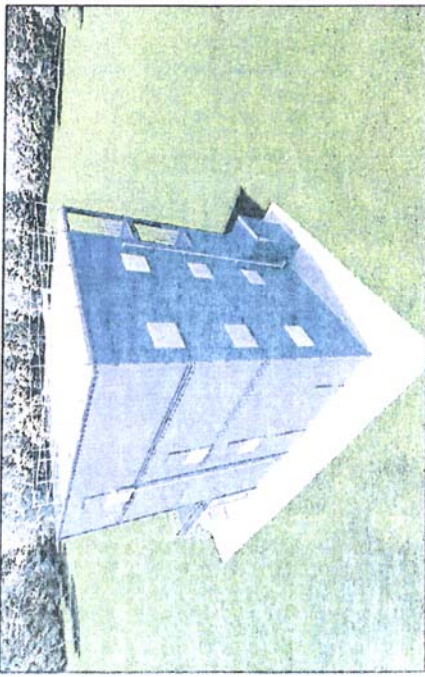
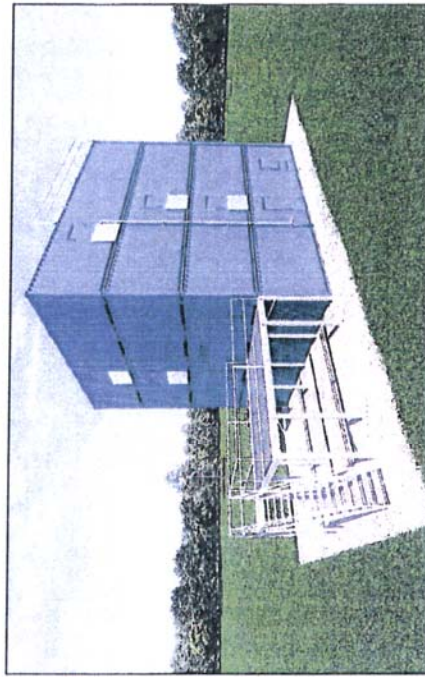
**\*\*ALL CARGO DOORS TO BE OPERABLE\*\***

**ELECTRICAL:  
 LIGHTS  
 OUTLETS  
 LIGHT SWITCHES**

**TRAINING AREA = 5,519 SQ.FT.**

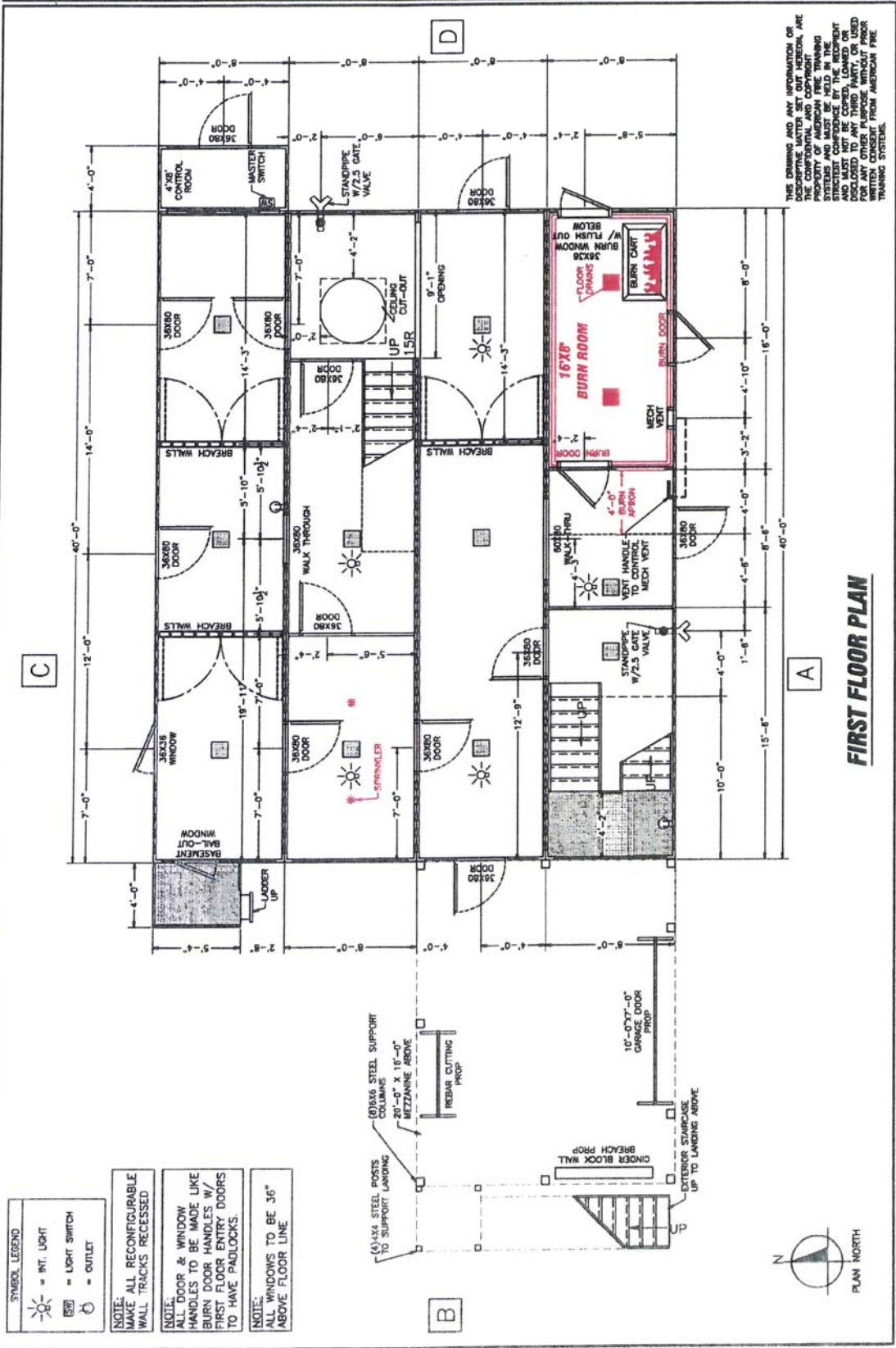
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**PROPOSAL FOR FIRE TRAINING PROP  
 ADDISON F.P.D. - ADDISON, IL.**



**CONCEPTUAL VIEWS**

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**SYMBOL LEGEND**

	= INT. LIGHT
	= LIGHT SWITCH
	= OUTLET

**NOTE:**  
 MAKE ALL RECONFIGURABLE WALL TRACKS RECESSED

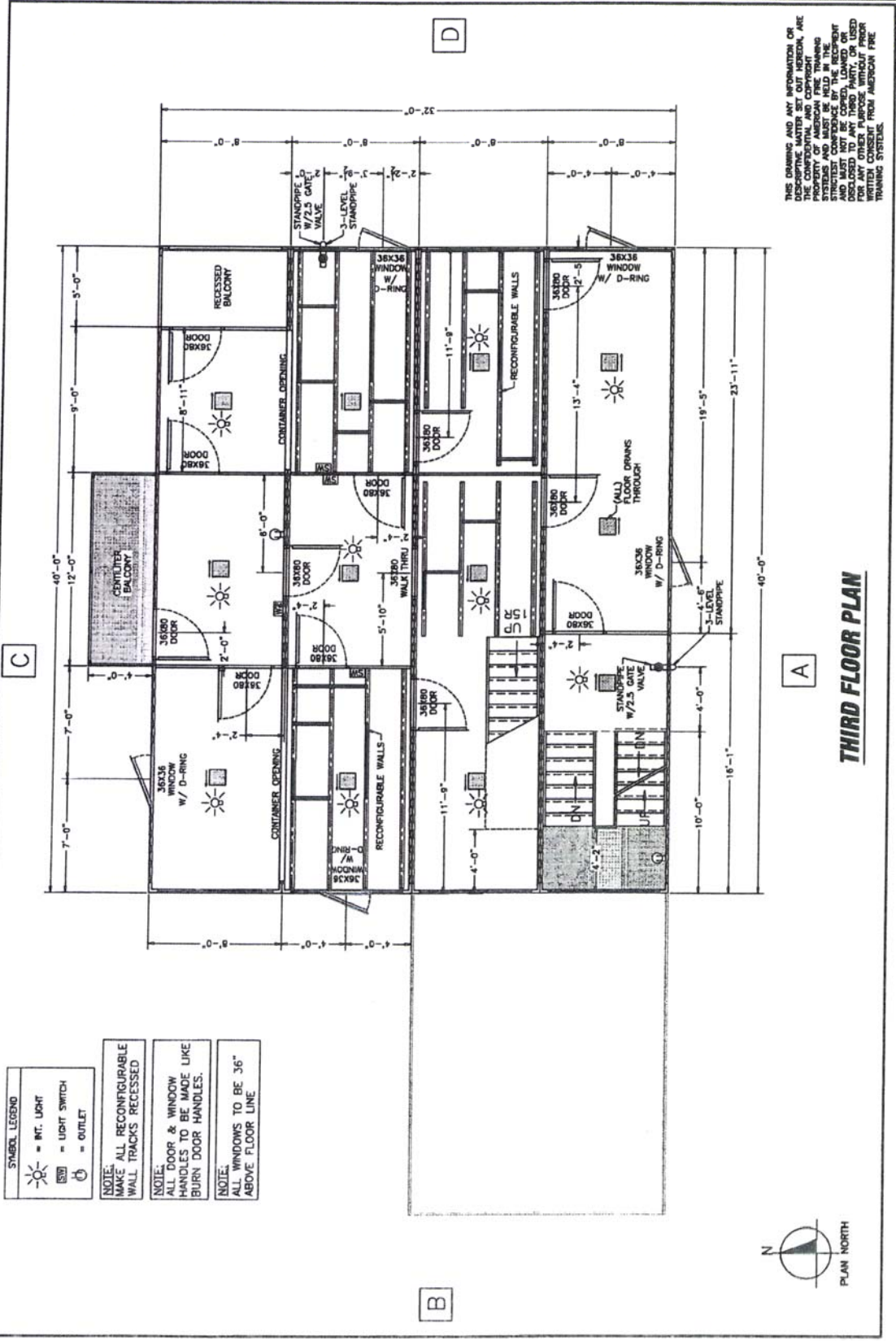
**NOTE:**  
 ALL DOOR & WINDOW HANDLES TO BE MADE LIKE BURN ROOM HANDLES W/ FIRST FLOOR ENTRY DOORS TO HAVE PADLOCKS.

**NOTE:**  
 ALL WINDOWS TO BE 36" ABOVE FLOOR LINE

- (5) 4x4 STEEL POSTS TO SUPPORT LANDING
- (6) 6x6 STEEL SUPPORT COLUMNS TO SUPPORT LANDING
- 20'-0" X 16'-0" MEZZANINE ABOVE
- REBAR CUTTING PROP
- 10'-0" X 7'-0" GARAGE DOOR PROP
- CINDER BLOCK PROP
- EXTERIOR STAIRCASE UP TO LANDING ABOVE



em



**SYMBOL LEGEND**

- = INT. LIGHT
- = LIGHT SWITCH
- = OUTLET

**NOTE:**  
 ALL RECONFIGURABLE WALL TRACKS RECESSED

**NOTE:**  
 ALL DOOR & WINDOW HANDLES TO BE MADE LIKE BURN DOOR HANDLES.

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 ALL WINDOWS TO BE 36" ABOVE FLOOR LINE

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**THIRD FLOOR PLAN**



C

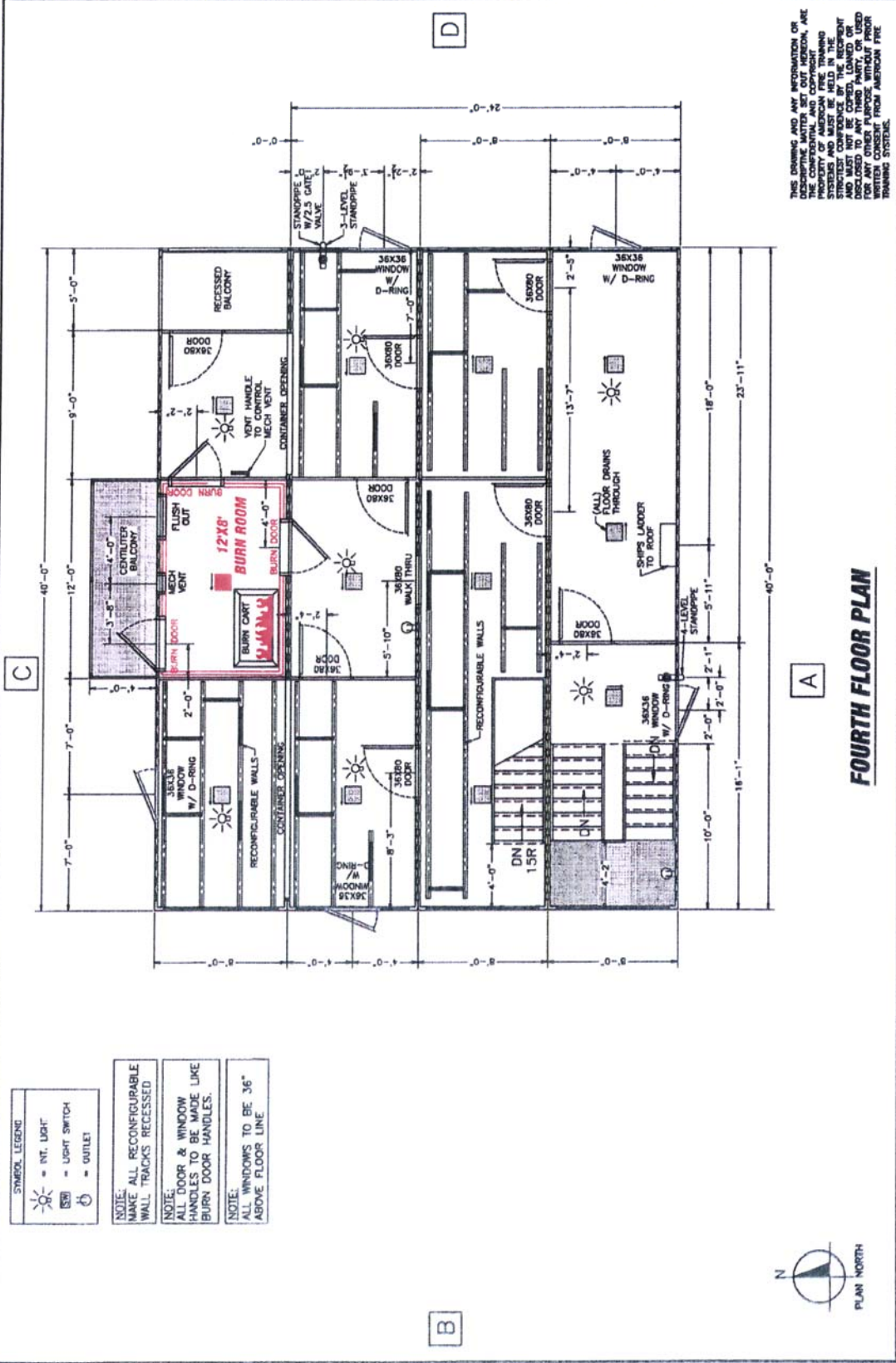
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D

B

CMA

	<p><b>PROPOSAL FOR FIRE TRAINING PROP</b>  <b>ADDISON F.P.D. - ADDISON, IL</b></p>	<p>DRAWING NO. JTB          DATE 06-07-24          SCALE -          P. NO. 30048          PART NO. <b>A04</b></p>	<p>AMERICAN FIRE TRAINING SYSTEMS, INC.          12315 SOUTH NEW AVE., POB #39          LEMONT, ILLINOIS 60439          (630) 257-0112</p>
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**FOURTH FLOOR PLAN**

- SYMBOL LEGEND**
- = INT. LIGHT
  - = LIGHT SWITCH
  - = OUTLET
- NOTE:**  
 MAKE ALL RECONFIGURABLE WALL TRACKS RECESSED
- NOTE:**  
 ALL DOOR & WINDOW HANDLES TO BE MADE LIKE BURN DOOR HANDLES.
- NOTE:**  
 ALL WINDOWS TO BE 36" ABOVE FLOOR LINE



CM

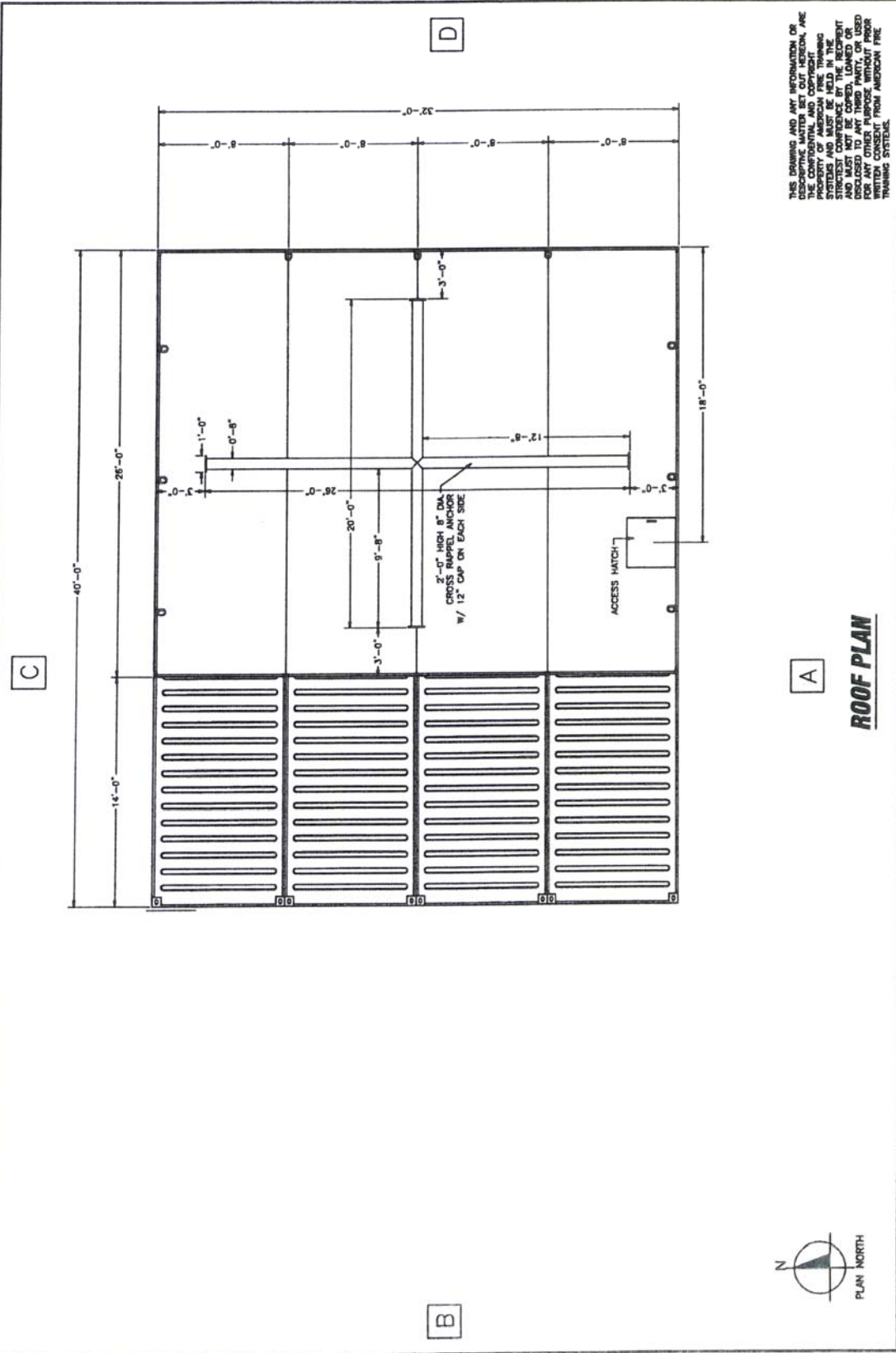

AMERICAN FIRE TRAINING SYSTEMS, INC.  
 12315 SOUTH NEW AVE., POB #39  
 LEMONT, ILLINOIS 60439  
 (830) 257-0112



PROPOSAL FOR FIRE TRAINING PROP  
 ADDISON F.P.D. - ADDISON, IL

DRAWN BY: JTB  
 DATE: 08-07-24  
 P. NO.: 00046  
 SHEET NO.: A05

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**ROOF PLAN**



PLAN NORTH

cm

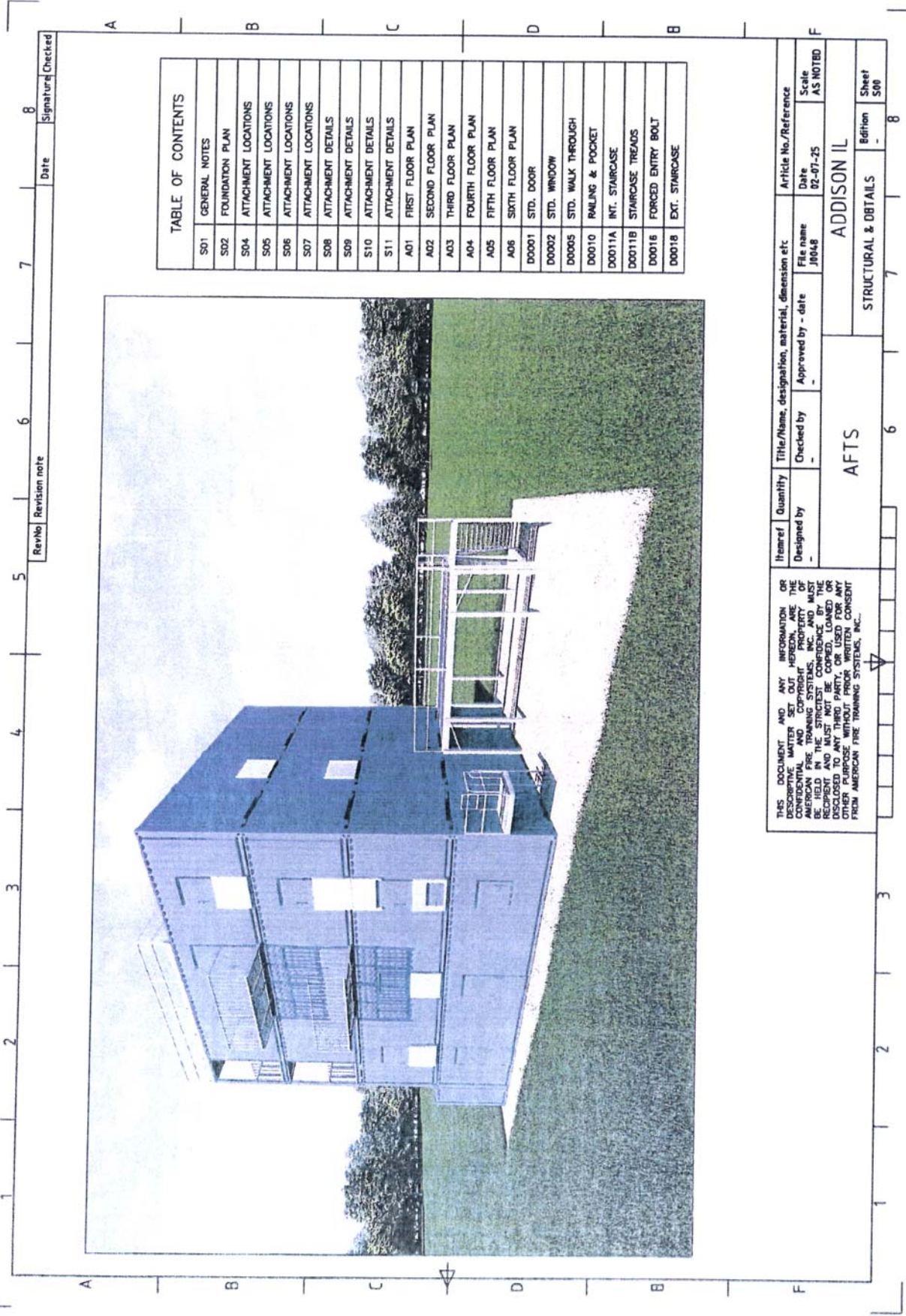


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S10	ATTACHMENT DETAILS
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A02	SECOND FLOOR PLAN
A03	THIRD FLOOR PLAN
A04	FOURTH FLOOR PLAN
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A06	SIXTH FLOOR PLAN
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D0002	STD. WINDOW
D0005	STD. WALK THROUGH
D0010	RAILING & POCKET
D0011A	INT. STAIRCASE
D0011B	STAIRCASE TREADS
D0016	FORCED ENTRY BOLT
D0018	EXT. STAIRCASE

RevNo	Revision note	Date	Signature	Checked
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6				
7				
8				

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				File name
				J0646
				Date
				02-07-25
				Scale
				AS NOTED
				Sheet
				500
				Edition
				-
				8

AFTS

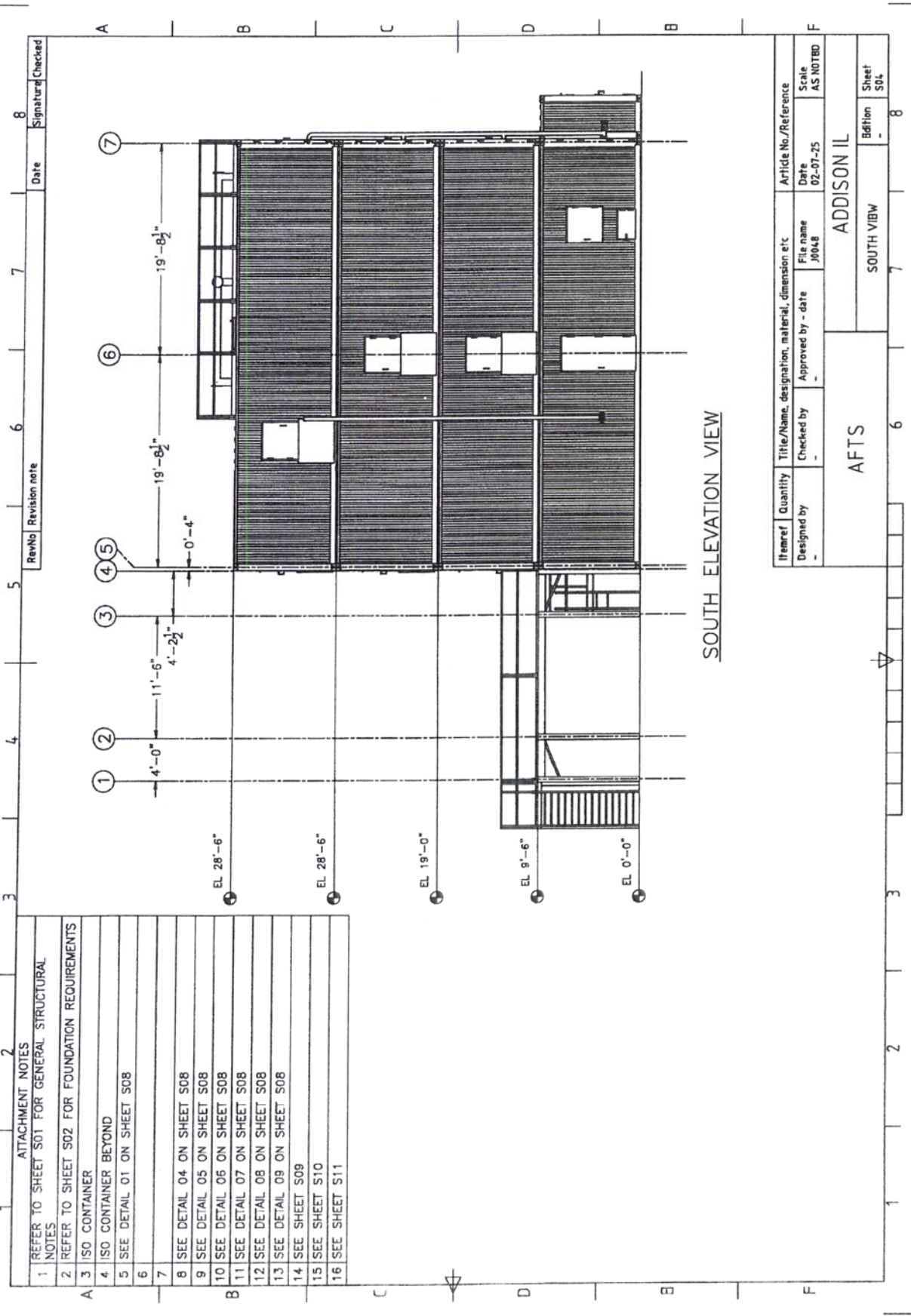
ADDISON IL

STRUCTURAL & DETAILS





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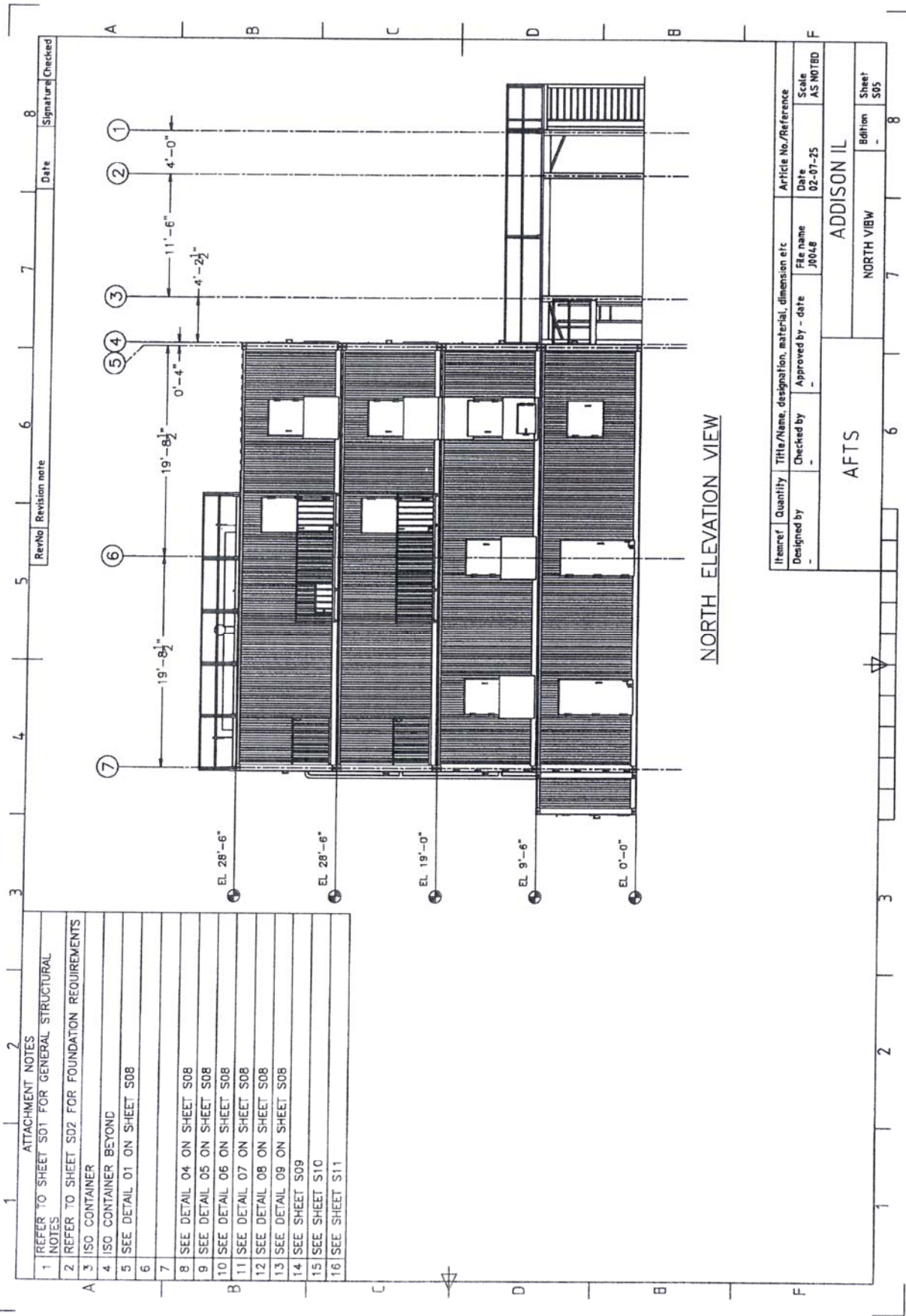


RevNo	Revision note	Date	Signature	Checked
8				

- ATTACHMENT NOTES
- 1 REFER TO SHEET S01 FOR GENERAL STRUCTURAL NOTES
  - 2 REFER TO SHEET S02 FOR FOUNDATION REQUIREMENTS
  - 3 ISO CONTAINER
  - 4 ISO CONTAINER BEYOND
  - 5 SEE DETAIL 01 ON SHEET S08
  - 6
  - 7
  - 8 SEE DETAIL 04 ON SHEET S08
  - 9 SEE DETAIL 05 ON SHEET S08
  - 10 SEE DETAIL 06 ON SHEET S08
  - 11 SEE DETAIL 07 ON SHEET S08
  - 12 SEE DETAIL 08 ON SHEET S08
  - 13 SEE DETAIL 09 ON SHEET S08
  - 14 SEE SHEET S09
  - 15 SEE SHEET S10
  - 16 SEE SHEET S11

Itemref	Quantity	Title/Name, designation, material, dimension, etc	Article No./Reference			
Designed by	-	Checked by	Approved by - date	File name	Date	Scale
-	-	-	-	J0048	02-07-75	AS NOTED
AFTS			ADDISON IL			
SOUTH VIEW			Edition			
-			Sheet			
-			S04			

cm



ATTACHMENT NOTES	
1	REFER TO SHEET S01 FOR GENERAL STRUCTURAL NOTES
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4	ISO CONTAINER BEYOND
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7	
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13	SEE DETAIL 09 ON SHEET S08
14	SEE SHEET S09
15	SEE SHEET S10
16	SEE SHEET S11

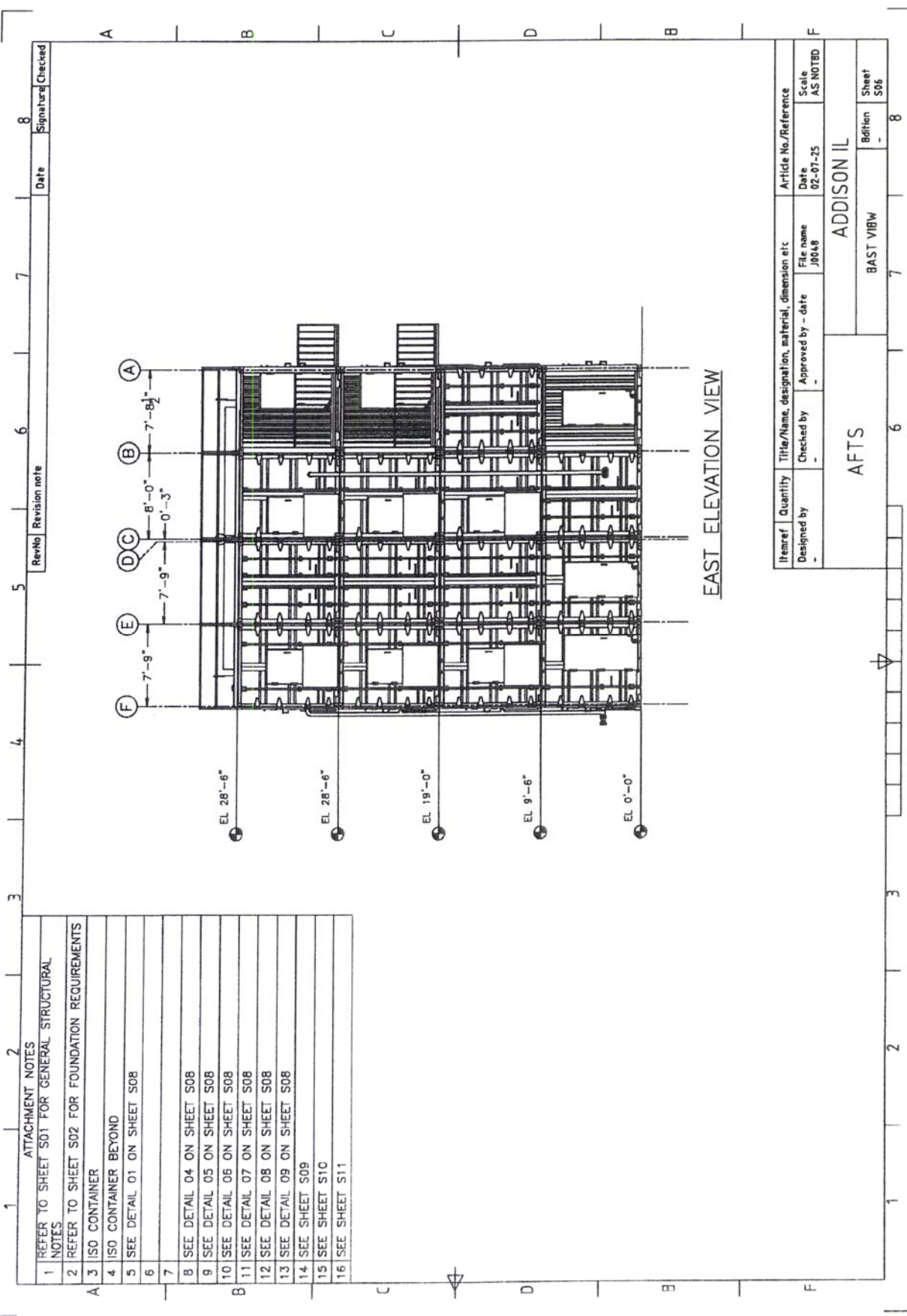
NORTH ELEVATION VIEW

Item#	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
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-	-	Checked by	-
-	-	Approved by - date	-
-	-	File name	J0048
-	-	Date	02-07-25
-	-	Scale	AS NOTED

ADDISON IL	
AFTS	NORTH VIEW
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7	8
8	8

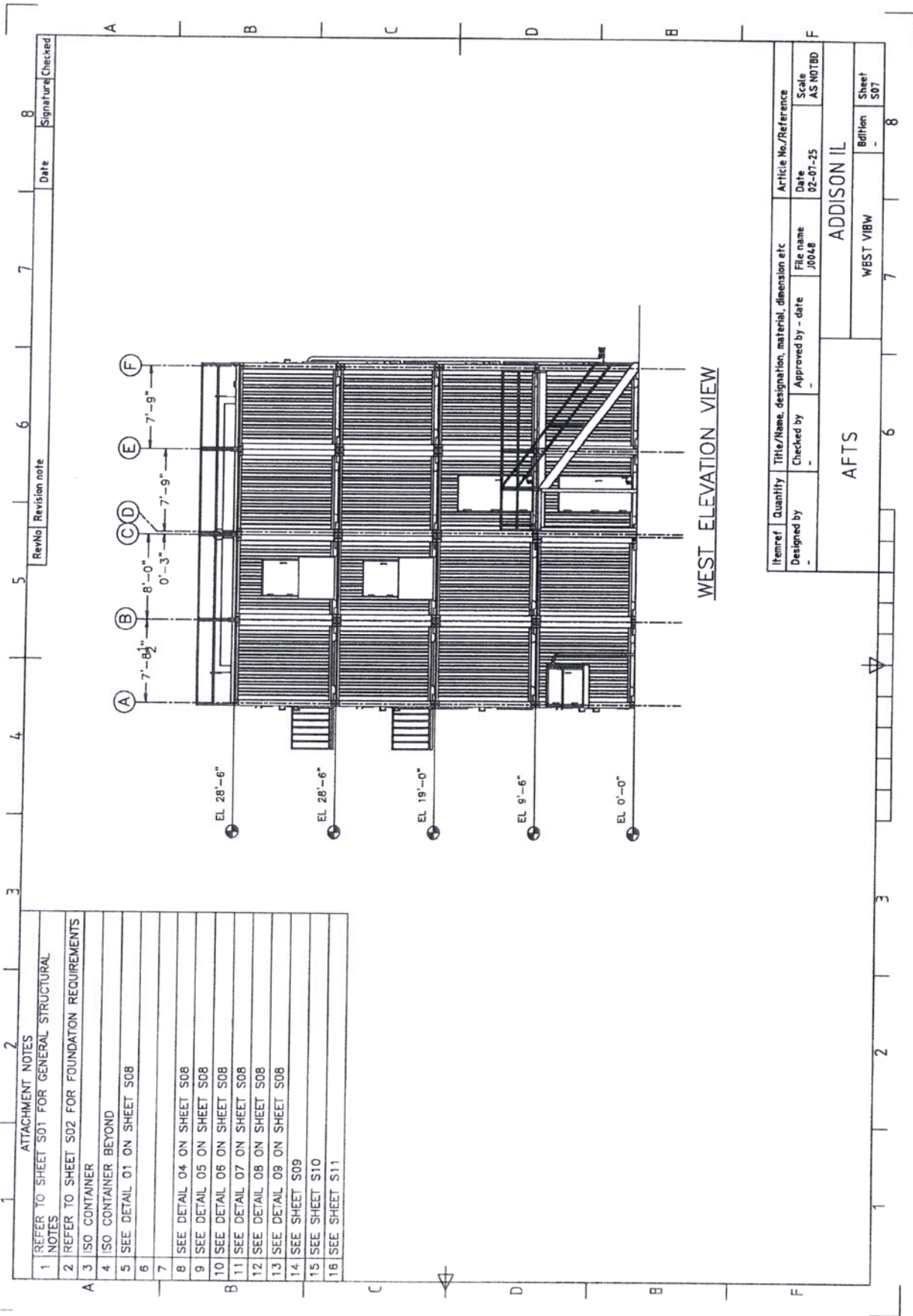
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Item No	Revision note	Date	Signature	Checked
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10	SEE DETAIL 06 ON SHEET S08			
11	SEE DETAIL 07 ON SHEET S08			
12	SEE DETAIL 08 ON SHEET S08			
13	SEE DETAIL 09 ON SHEET S08			
14	SEE SHEET S09			
15	SEE SHEET S10			
16	SEE SHEET S11			

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Checked by		Approved by - date	Date 02-07-25
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BAST VIEW		Editted	Sheet S06

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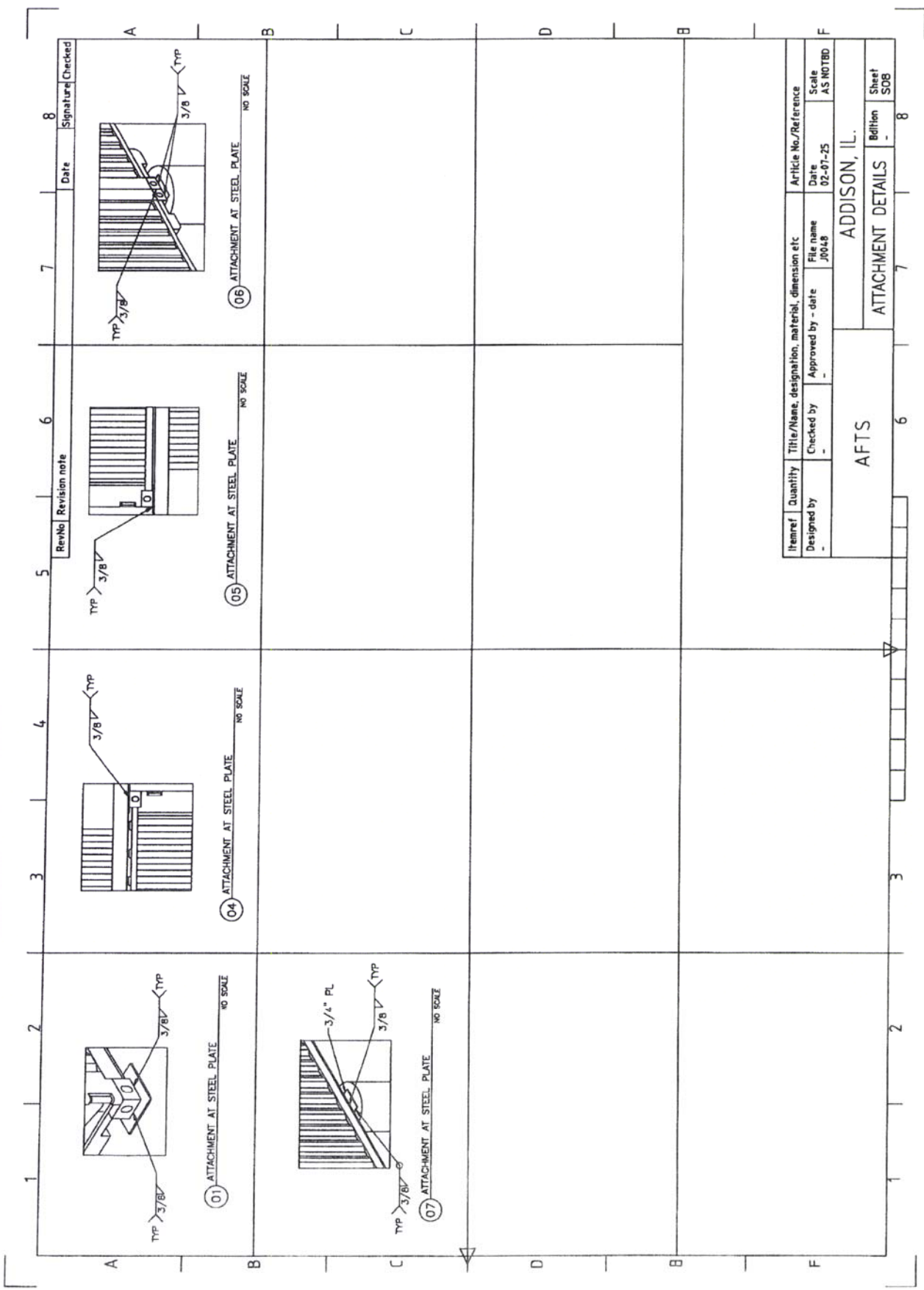


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12	SEE DETAIL 08 ON SHEET S08
13	SEE DETAIL 09 ON SHEET S08
14	SEE SHEET S09
15	SEE SHEET S10
16	SEE SHEET S11

WEST ELEVATION VIEW

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
-	-	Checked by - date	Date
-	-	File name	Scale
-	-	Approved by - date	AS NOTED
AFTS		ADDISON IL	
WEST VIEW		Edition	Sheet
-		-	S07
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03

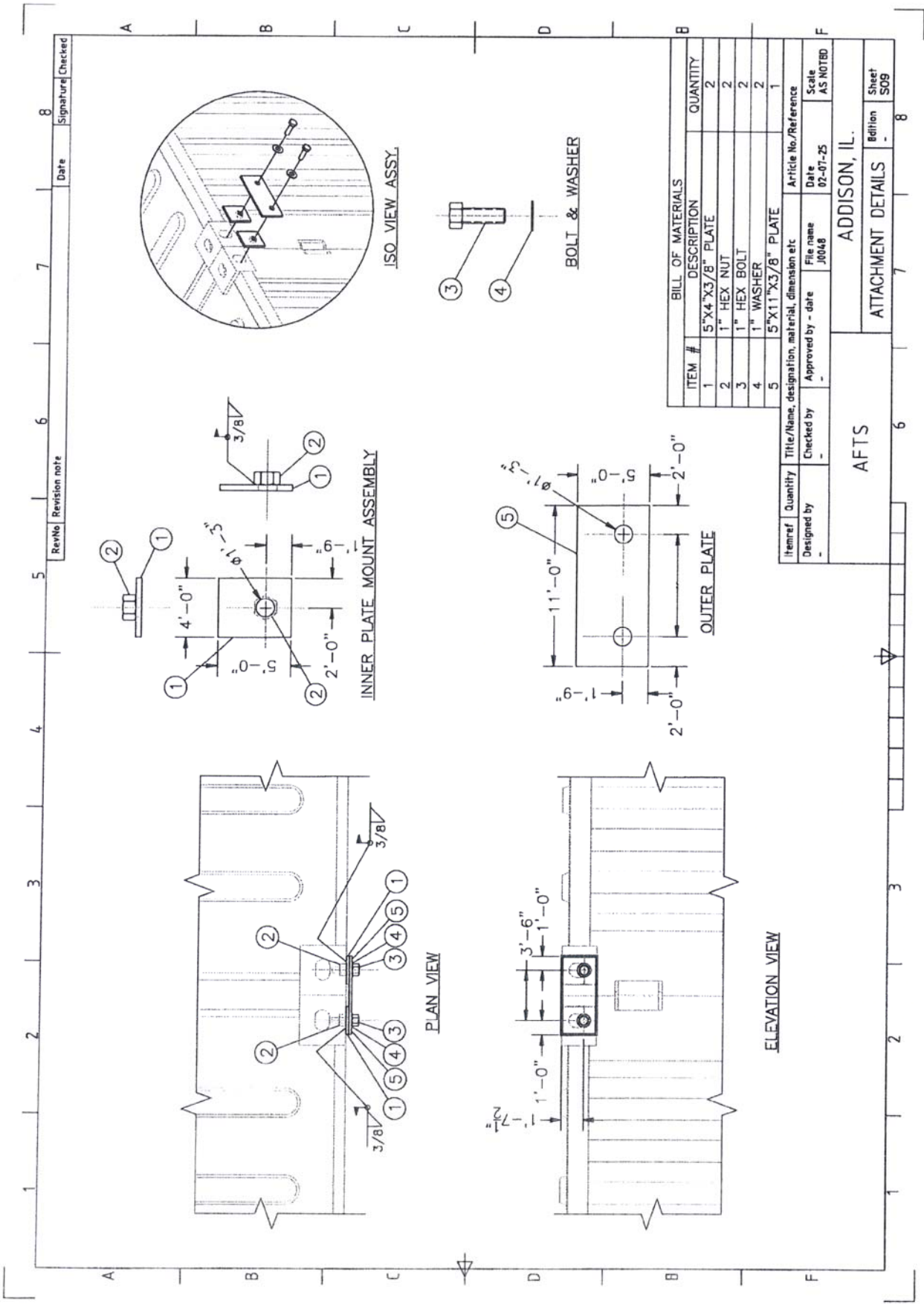


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Designed by	-	Checked by	Date
Approved by	-	Approved by - date	02-07-25
File name	J0048	Scale	AS NOTED
ADDISON, IL.			
ATTACHMENT DETAILS			Sheet
AFTS			SOB

Itemref/	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by	-	Checked by	Date
Approved by	-	Approved by - date	02-07-25
File name	J0048	Scale	AS NOTED
ADDISON, IL.			
ATTACHMENT DETAILS			Sheet
AFTS			SOB

cm



ITEM #	DESCRIPTION	QUANTITY
1	5"X4"X3/8" PLATE	2
2	1" HEX NUT	2
3	1" HEX BOLT	2
4	1" WASHER	2
5	5"X11"X3/8" PLATE	1

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by		Checked by	File name
Approved by - date		Approved by - date	J0048
		Date	02-07-25
		Scale	AS NOTED

ADDISON, IL.	
ATTACHMENT DETAILS	Edition
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RevNo | Revision note | Date | Signature | Checked

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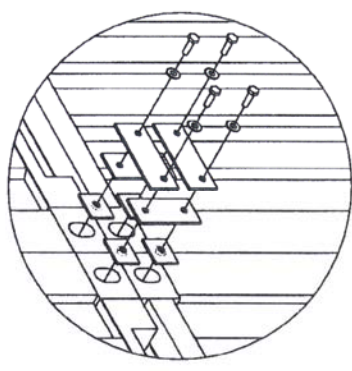
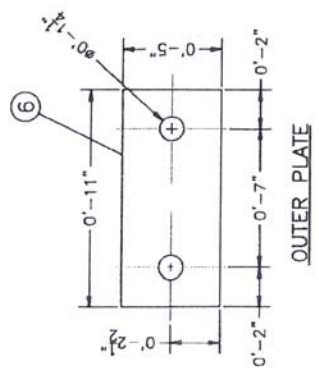
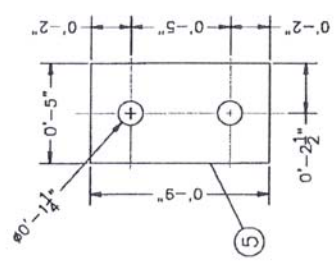
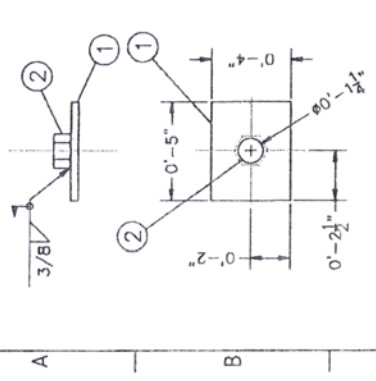
A | B | C | D | B | F

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Date				Signature/Checked			

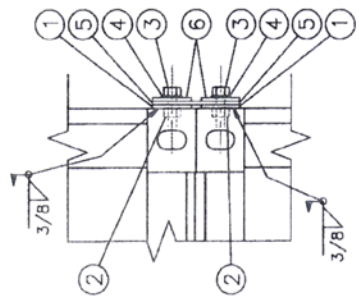
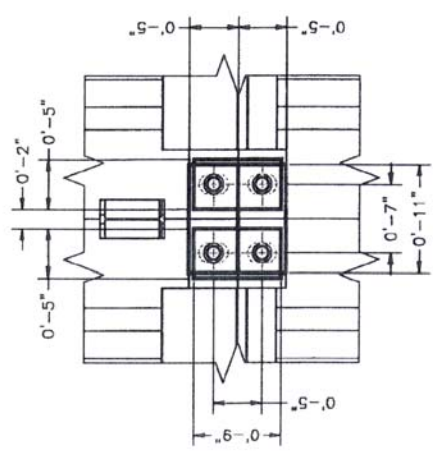


INNER PLATE MOUNT ASSEMBLY

MID PLATE

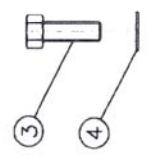
OUTER PLATE

ISO VIEW ASSY



SIDE VIEW

FRONT VIEW



ITEM #	DESCRIPTION	QUANTITY
1	5"x4"x3/8" PLATE	4
2	1" HEX NUT	4
3	1" HEX BOLT	4
4	1" WASHER	4
5	5"x9"x3/8" PLATE	2
6	5"x11"x3/8" PLATE	2

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
-	-	Approved by - date	Date
-	-	Checked by	AS NOTED
-	-	File name	02-07-25
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AFTS		ADDISON, IL.	
ATTACHMENT DETAILS		Edition	
-		8	

ADDISON, IL.

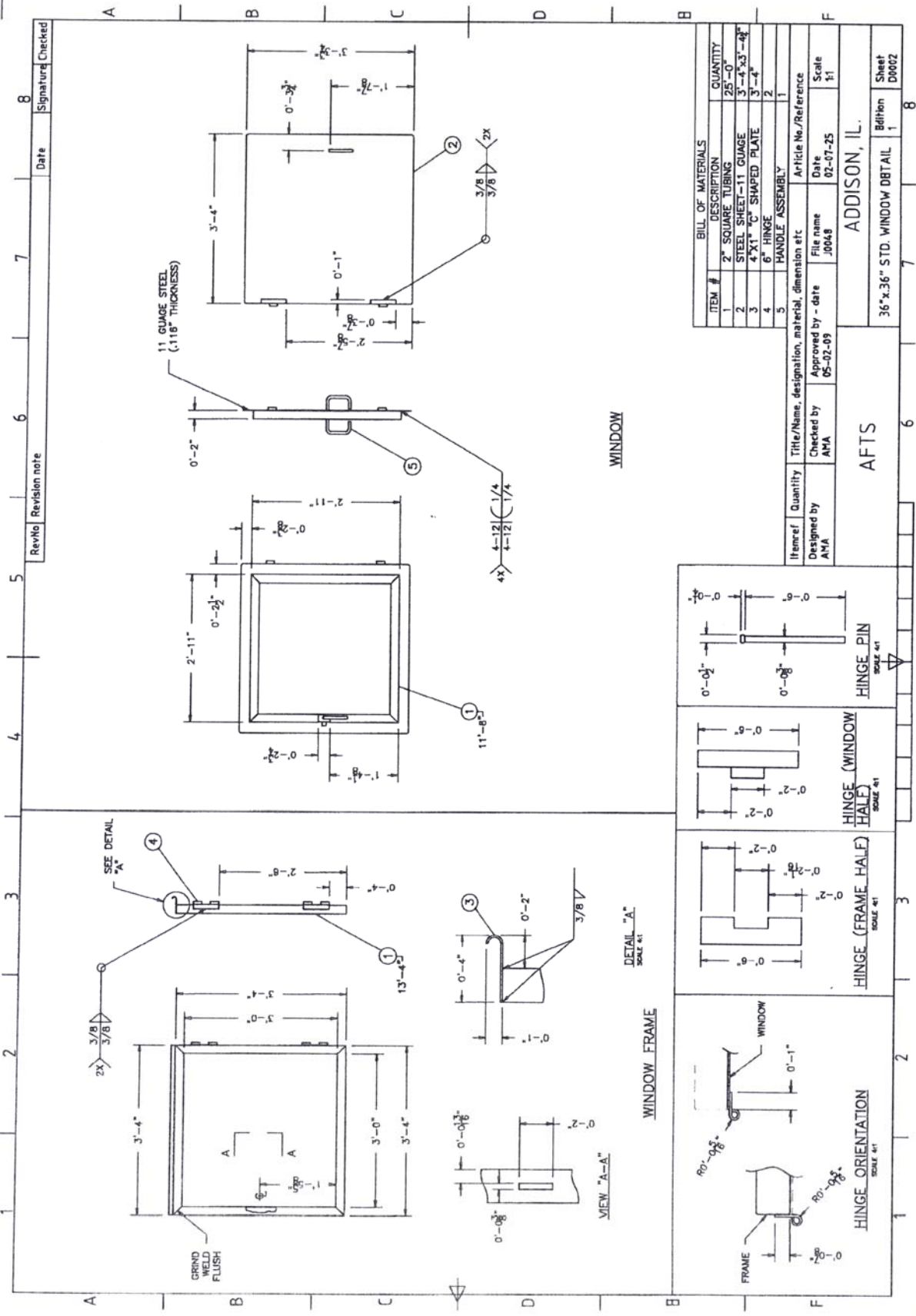
ATTACHMENT DETAILS

AFTS

8



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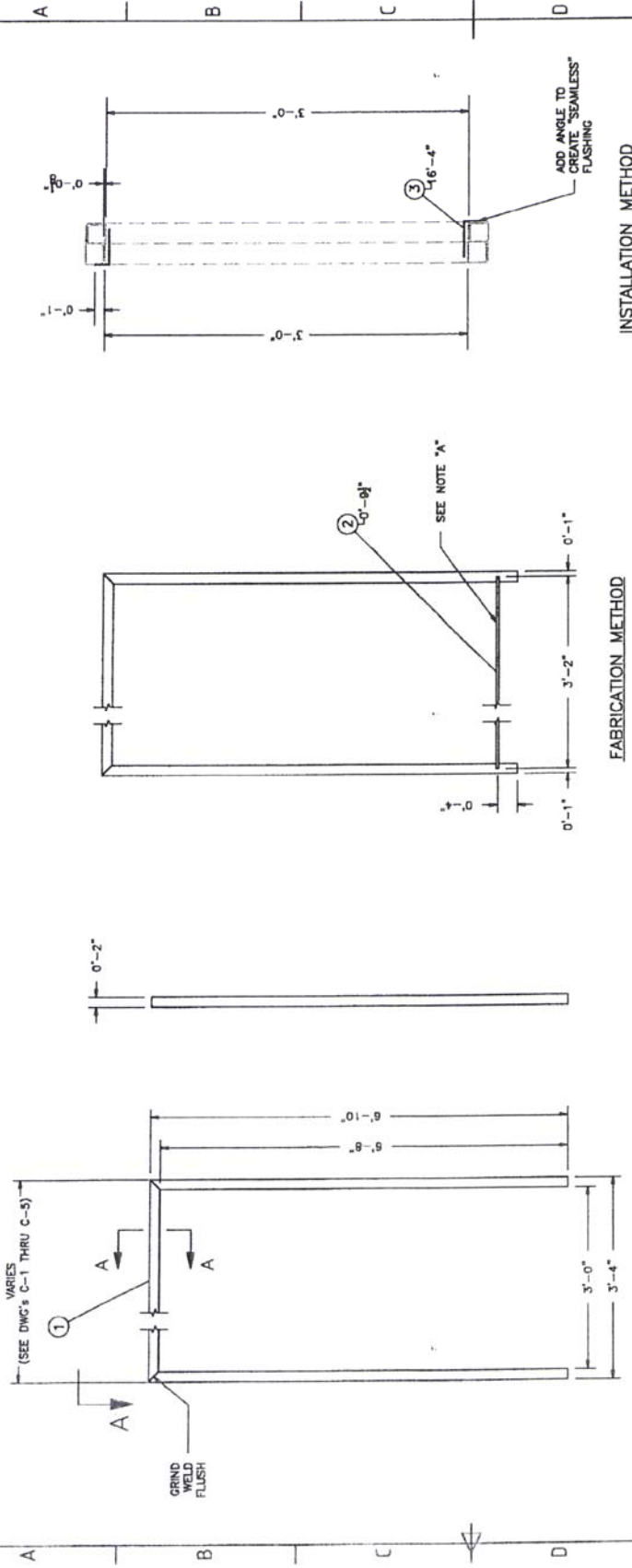
Rev	Revised	Date	Signature	Checked
5				
6				
7				
8				

ITEM #	DESCRIPTION	QUANTITY
1	2" SQUARE TUBING	25'-0"
2	STEEL SHEET-11 GAUGE	3'-4"x3'-0"
3	4"x1" C" SHAPED PLATE	3'-4"
4	6" HINGE	2
5	HANDLE ASSEMBLY	1

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by	Checked by	Approved by - date	Date
AMA	AMA	J0048	02-07-25
Scale			1:1
ADDISON, IL.			
AFTS			
36"x.36" STD. WINDOW DBTAIL			Sheet D0002
			Bolton 1

Cm

8	Signature	Checked
7	Date	
6	Revision note	
5		
4		
3		
2		
1		

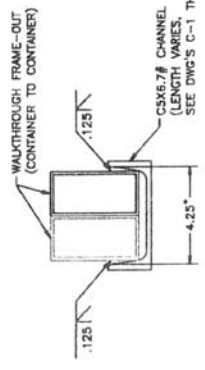


FABRICATION METHOD

INSTALLATION METHOD

NOTE A: TACK WELD A 1/4" PIECE OF SQUARE TUBING TO BOTTOM OF FRAME TO MAINTAIN SQUARENESS. GRIND OFF AFTER INSTALL.

NOTE B: FOR WIDER WALK-THRU, EXTEND TOP CROSS MEMBER OF FRAME TO APPROPRIATE LENGTH.



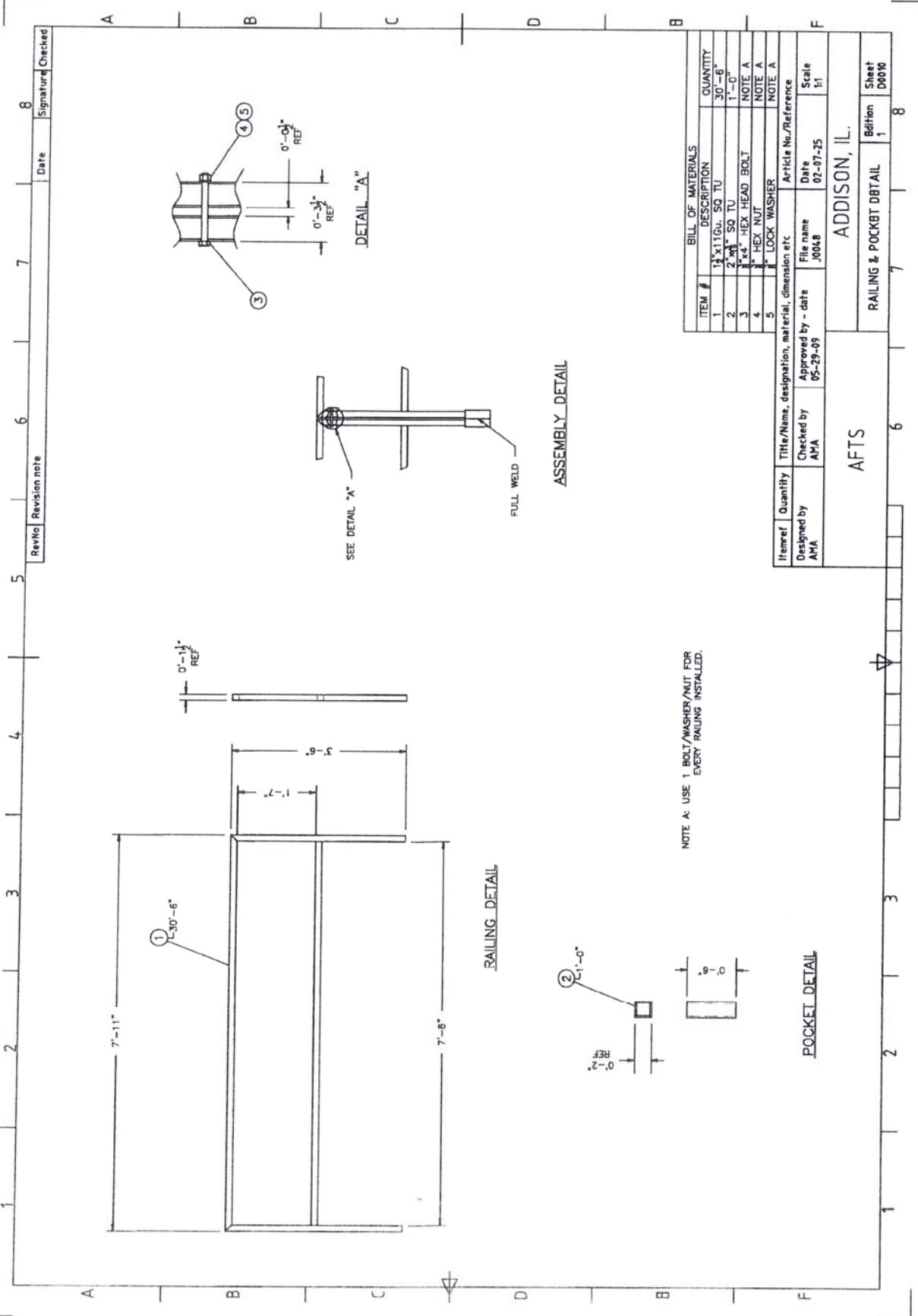
DETAIL A-A  
SCALE = 4X

ITEM #	DESCRIPTION	QUANTITY
1	2" (or 2x4) SQUARE TUBING	VARIES
2	1" SQUARE TUBING	3
3	1x3 1/2" CHANNEL	1

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by AHA	Checked by AHA	Approved by - date 05-20-09	File name J0048
AFTS		ADDISON, IL.	Scale 1:1
WALK-THRU DBTAIL		Sheet D0005	Bdition 1

8	1
7	1
6	1
5	1
4	1
3	1
2	1
1	1

cm



Rev/No	Revision note	Date	Signature	Checked

ITEM #	DESCRIPTION	QUANTITY
1	1 1/2" x 1 1/4" SQ TU	30'-6"
2	2" x 1/4" SQ TU	1'-0"
3	1/2" x 1/4" HEX HEAD BOLT	NOTE A
4	1/2" HEX NUT	NOTE A
5	1/2" LOCK WASHER	NOTE A

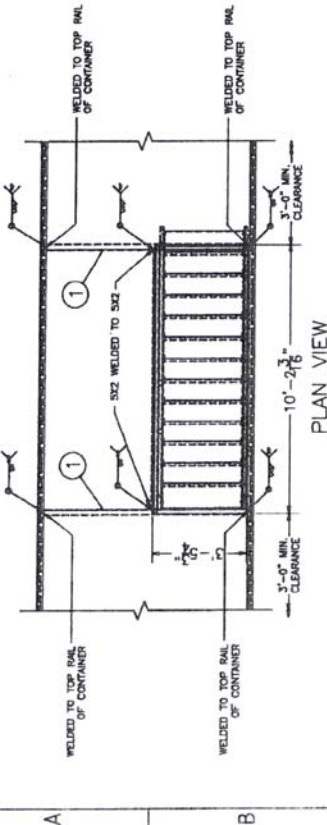
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	Designed by AMA	File name J0048	Scale 1:1

AFTS		ADDISON, IL.	
RAILING & POCKET DBTAIL		Sheet	D0010
		Billion	1
		8	

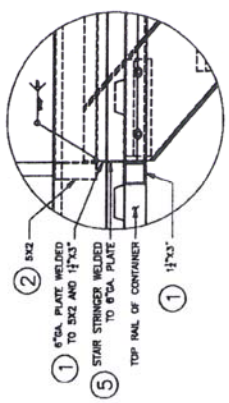
NOTE A: USE 1 BOLT/WASHER/NUT FOR EVERY RAILING INSTALLED.

Cm

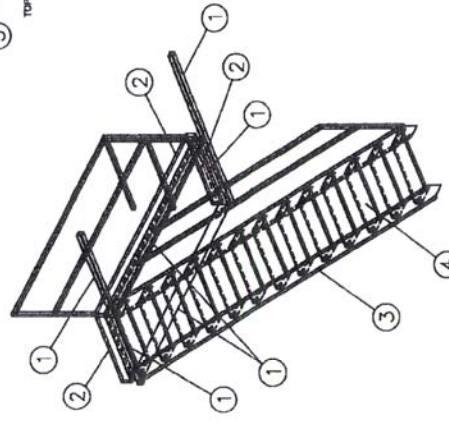
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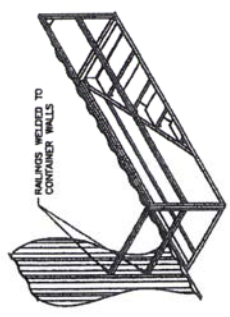
PLAN VIEW



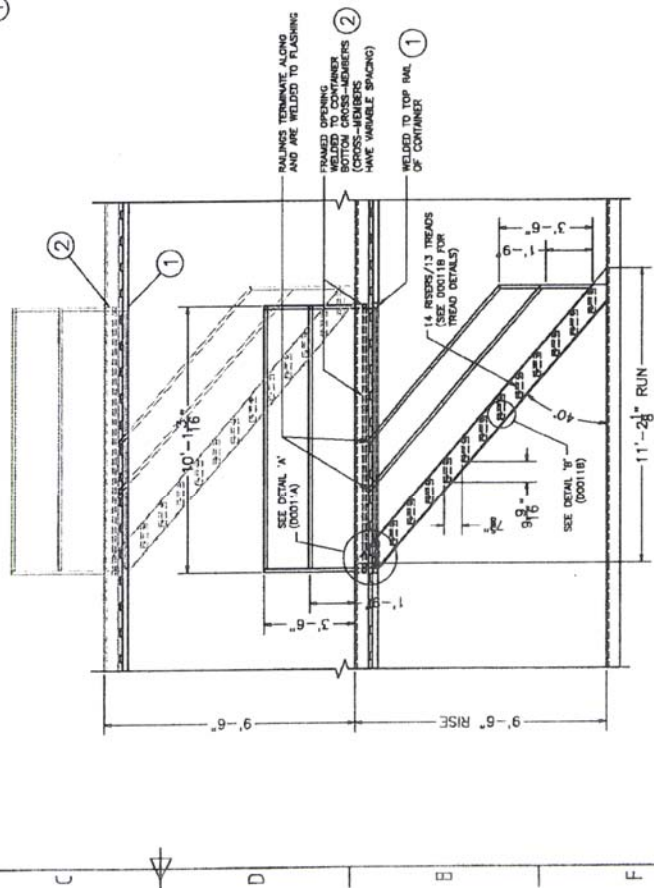
DETAIL 'A'



ISOMETRIC VIEW



ISOMETRIC VIEW



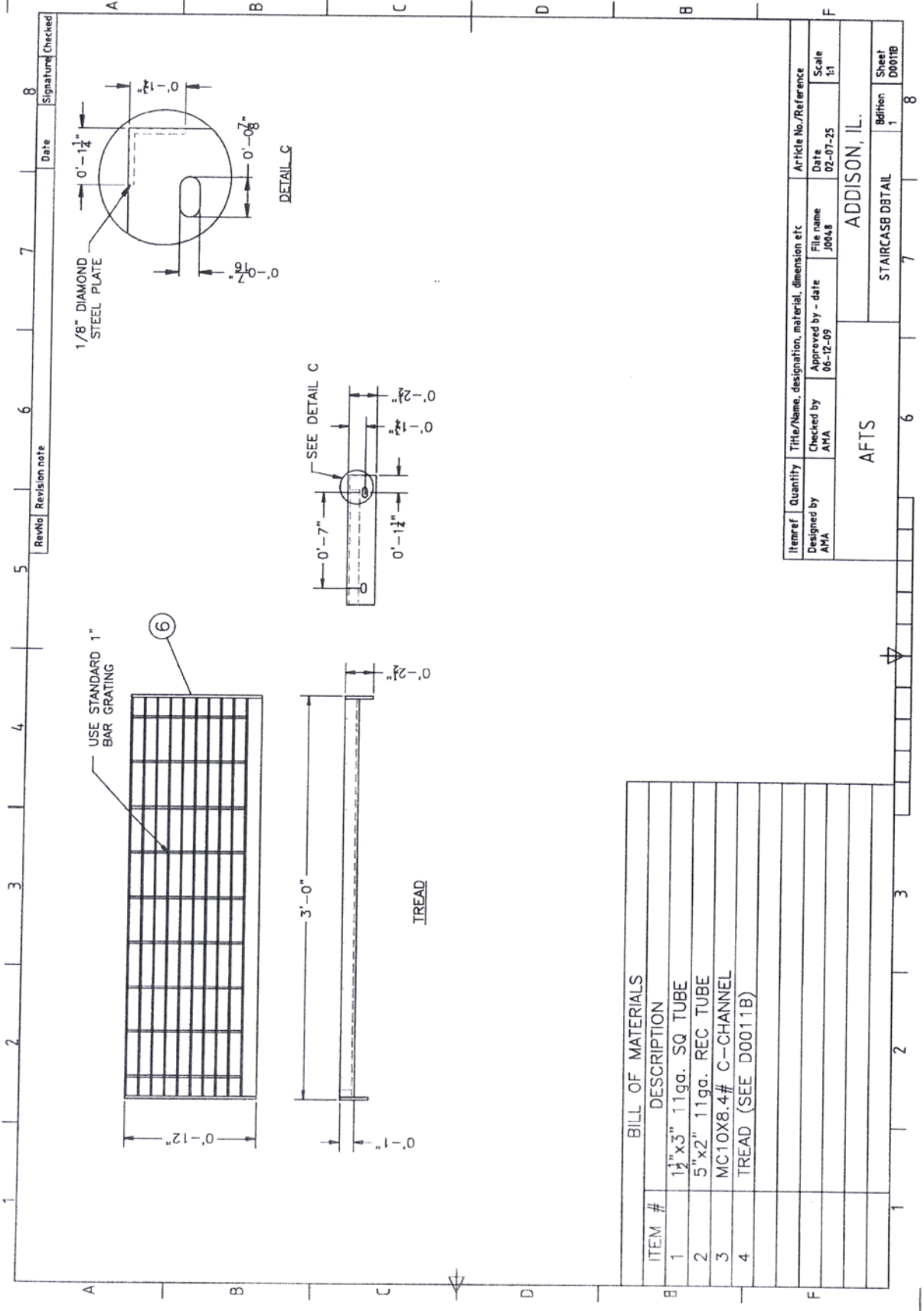
SIDE VIEW

ITEM #	DESCRIPTION
1	1 1/2\"/>
2	5\"/>
3	M10X6.4# C-CHANNEL TREAD (SEE D0011B)
4	

BILL OF MATERIALS

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by	Checked by	Approved by - date	Date
ANA	ANA	J0048	02-07-25
AFTS			Scale
			8:1
ADDISON, IL.			Sheet
STARICASB DBTAL			D0011A
			Edition
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RevNo	Revision note	Date	Signature	Checked
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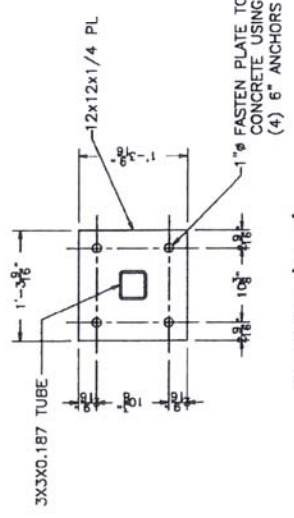
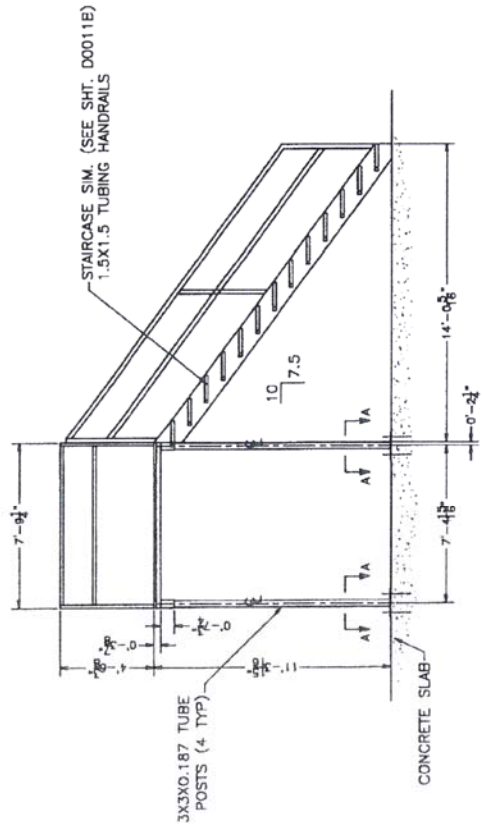
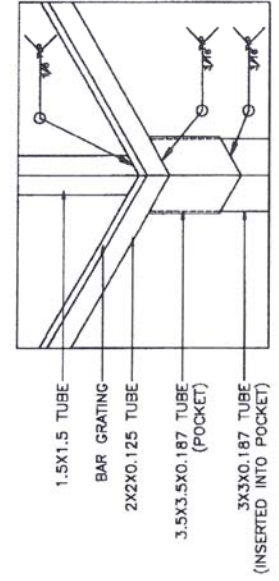
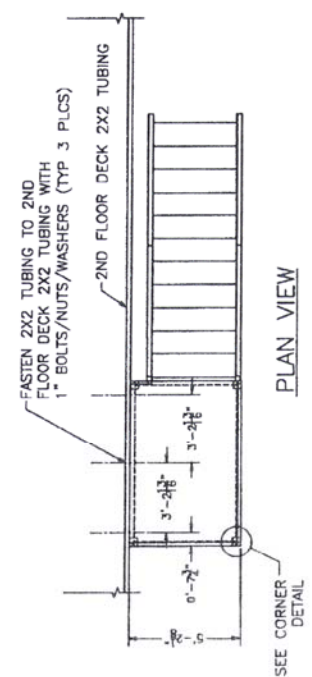
BILL OF MATERIALS	
ITEM #	DESCRIPTION
1	1 1/2" x 3" 11ga. SQ TUBE
2	5" x 2" 11ga. REC TUBE
3	MC10X8.4# C-CHANNEL
4	TREAD (SEE D0011B)

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by AMA	Checked by AMA	Approved by - date 06-12-09	Date 02-07-25
		File name .J0048	Scale E1
AFTS		ADDISON, IL.	
STAIRCASE DBTAIL		Sheet D0011B	8



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Rev	Revised note	Date	Signature	Checked
5				
6				
7				
8				



Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by	Checked by	Approved by - date	Date
		File name	Scale
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AMERICAN FIRE TRAINING SYSTEMS		ADDISON, IL.	
STAIRS (SINGL OUTBR)		Edition	Sheet
		1	D0018



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AMERICAN FIRE TRAINING SYSTEMS, INC.  
 12315 SOUTH NEW AVE., POB #39  
 LEMONT, ILLINOIS 60439  
 (630) 257-0112

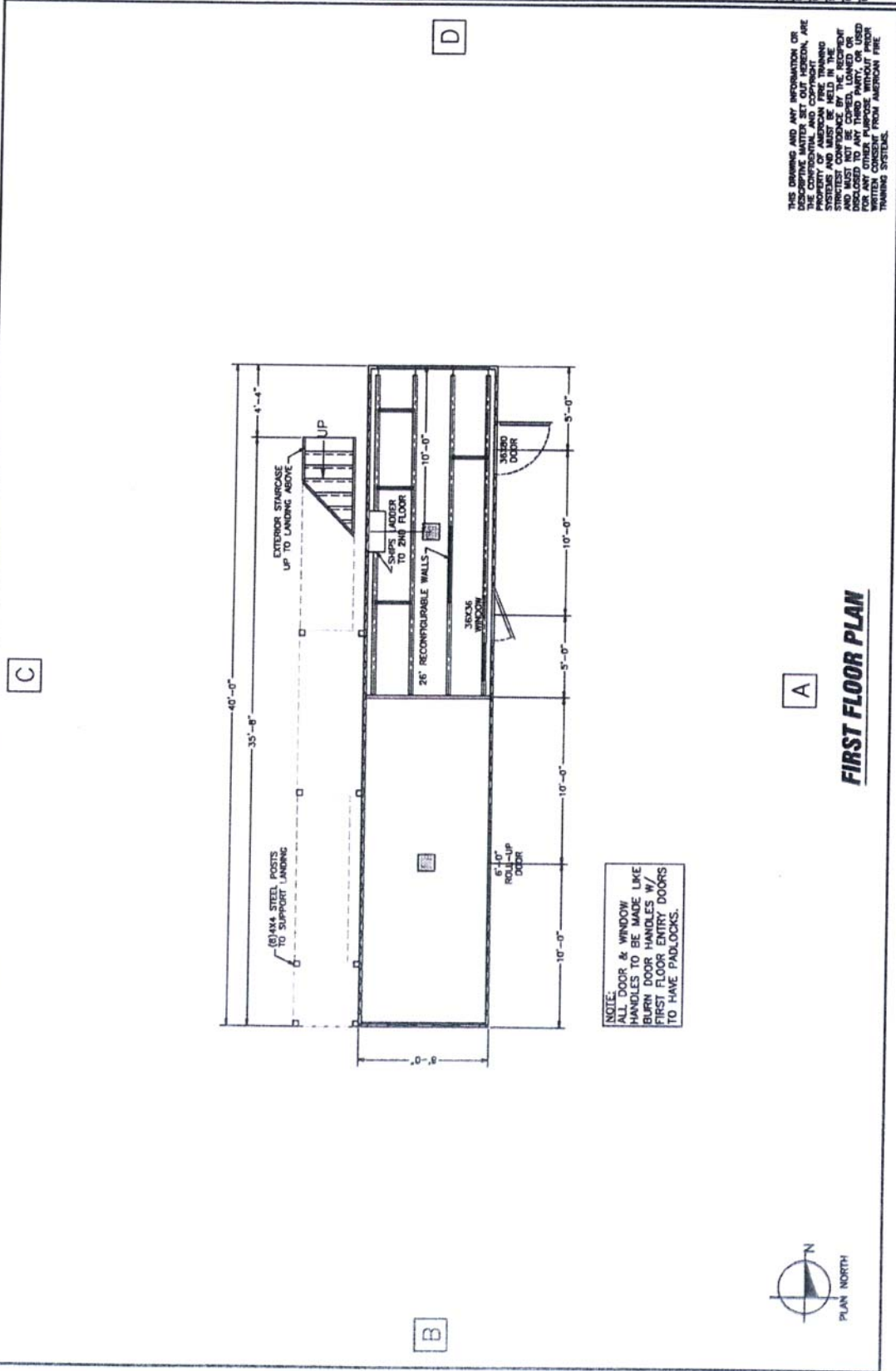


PROPOSAL FOR FIRE TRAINING PROP  
 ADDISON P.P.D. - ADDISON, IL

DESIGN NO.	17D
DATE	06-07-24
BY	ADDISON
PROJECT NO.	ADDISON
PROJECT NAME	ADDISON

**A01**

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NOTE:  
 ALL DOOR & WINDOW  
 HANDLES TO BE MADE LIKE  
 BURN DOOR HANDLES W/  
 FIRST FLOOR ENTRY DOORS  
 TO HAVE PADLOCKS.



**FIRST FLOOR PLAN**





cm

1	2	3	4	5	6	7	8		
Rev/No					Revision note		Date	Signature	Checked



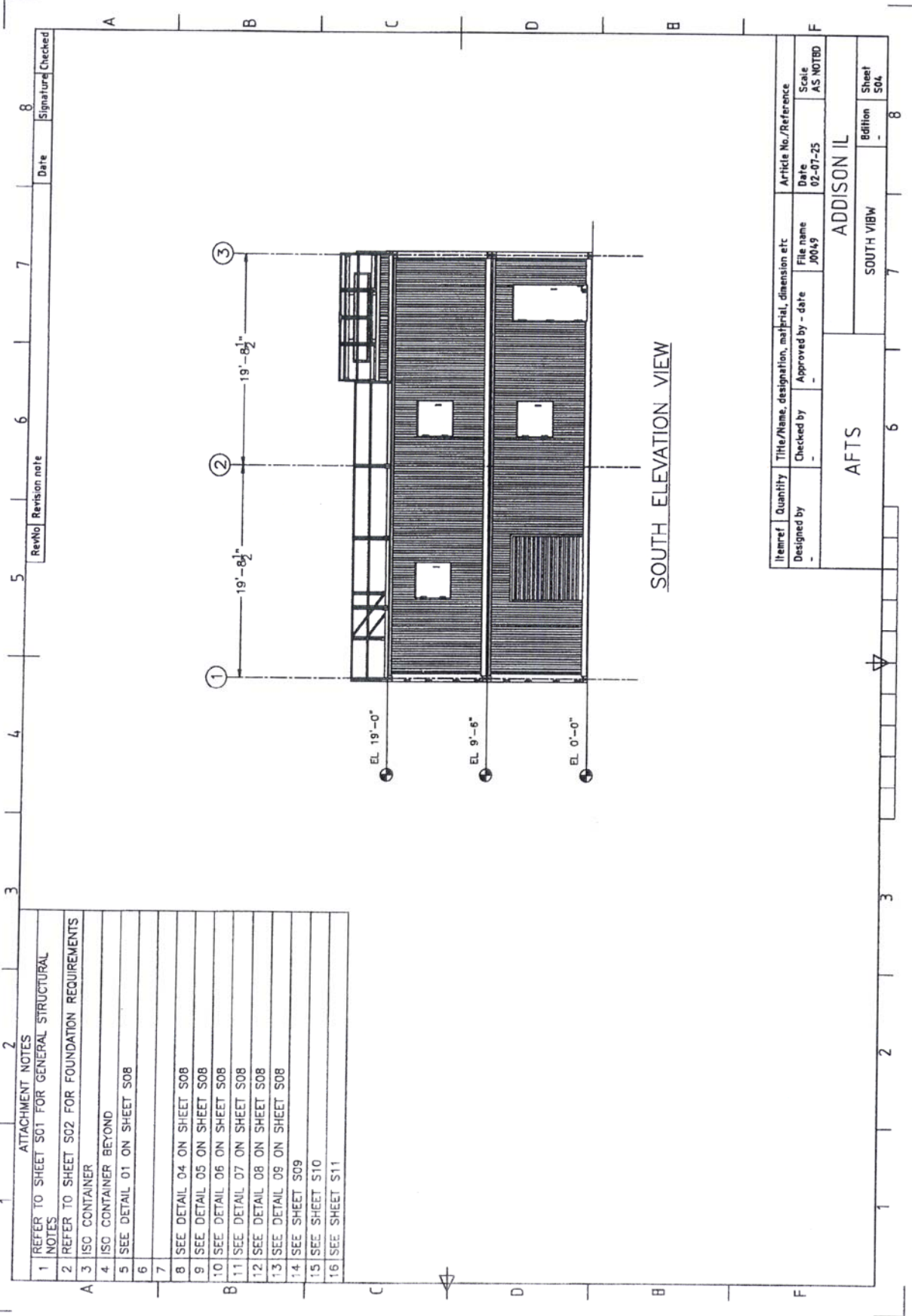
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D0010	RAILING & POCKET
D0011B	STAIRCASE TREADS
D0016	FORCED ENTRY BOLT
D0018	EXT. STAIRCASE

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<p>DESIGNED BY</p> <p>APPROVED BY - DATE</p>		<p>AFTS</p>	<p>J0049</p> <p>02-07-25</p> <p>AS NOTED</p>	
<p>STRUCTURAL &amp; DETAILS</p>			<p>ADDISON IL</p> <p>Sheet 500</p>	





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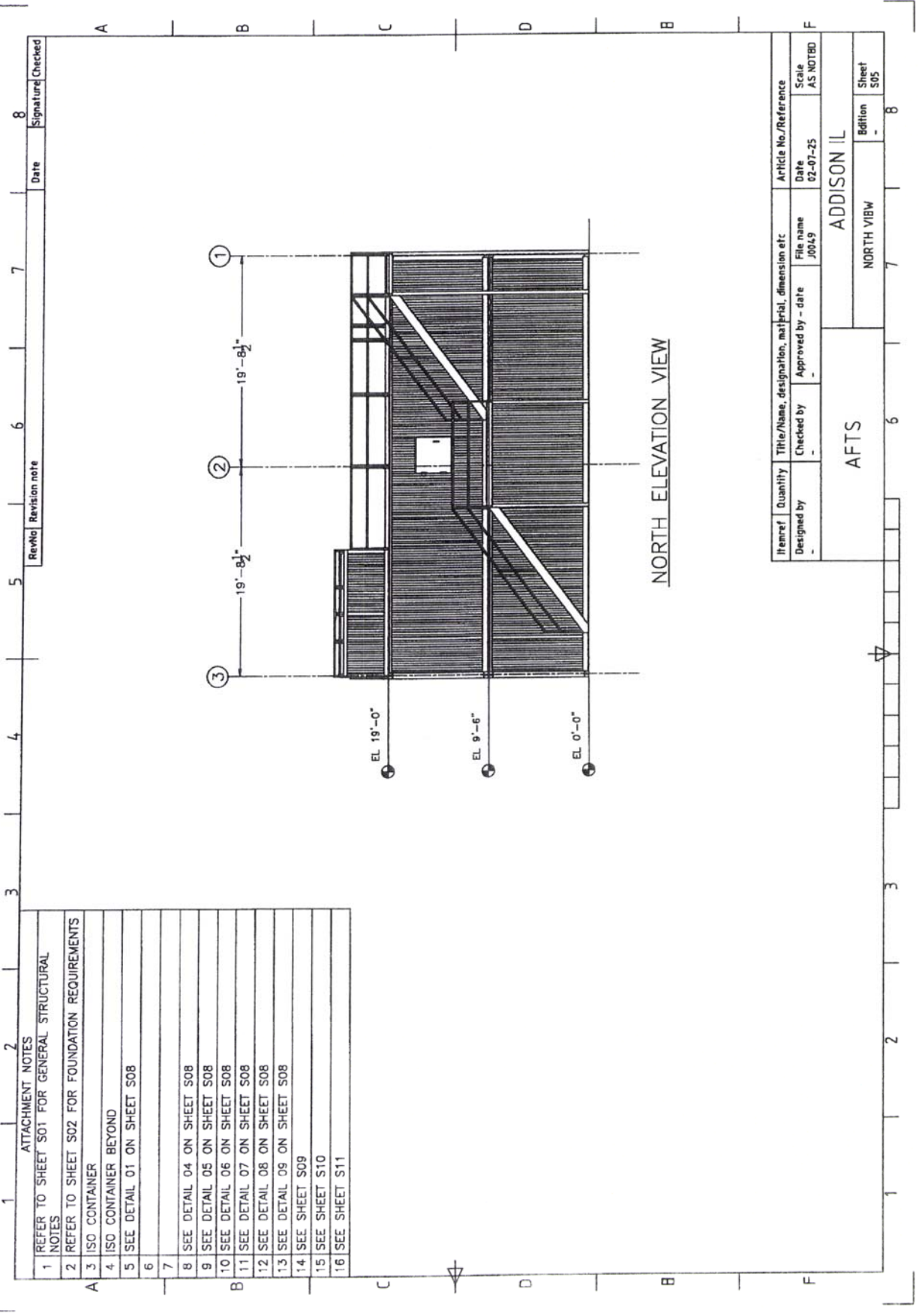


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12	SEE DETAIL 08 ON SHEET S08
13	SEE DETAIL 09 ON SHEET S08
14	SEE SHEET S09
15	SEE SHEET S10
16	SEE SHEET S11

SOUTH ELEVATION VIEW

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by		File name	Scale
Checked by		Approved by - date	AS NOTBD
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ADDISON IL			
AFTS			Sheet 504
SOUTH VIBW			Edition -
			8

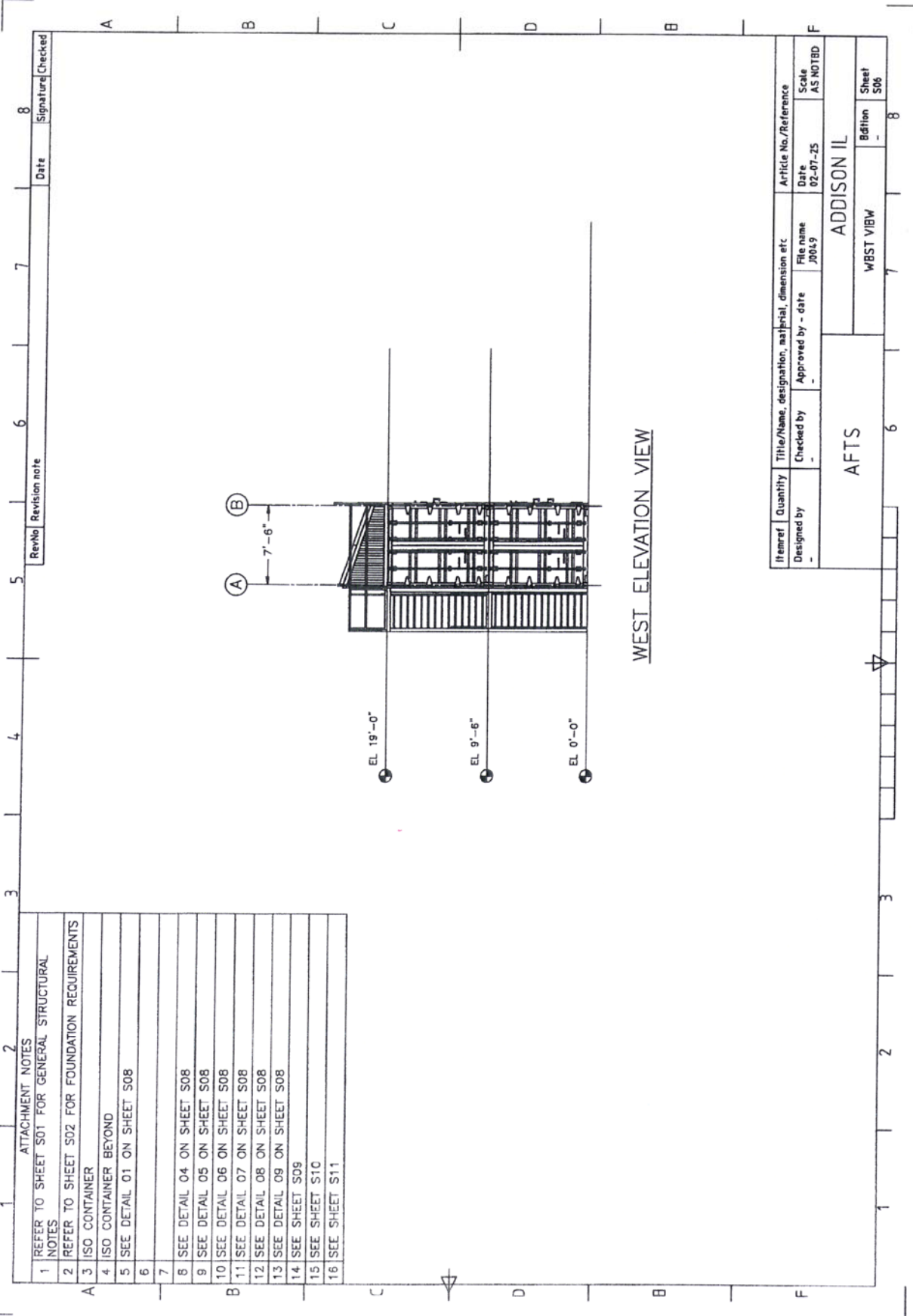
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RevNo	Revision note	Date	Signature	Checked
1	ATTACHMENT NOTES			
2	REFER TO SHEET S01 FOR GENERAL STRUCTURAL NOTES			
3	REFER TO SHEET S02 FOR FOUNDATION REQUIREMENTS			
4	ISO CONTAINER			
5	ISO CONTAINER BEYOND			
6	SEE DETAIL 01 ON SHEET S08			
7				
8	SEE DETAIL 04 ON SHEET S08			
9	SEE DETAIL 05 ON SHEET S08			
10	SEE DETAIL 06 ON SHEET S08			
11	SEE DETAIL 07 ON SHEET S08			
12	SEE DETAIL 08 ON SHEET S08			
13	SEE DETAIL 09 ON SHEET S08			
14	SEE SHEET S09			
15	SEE SHEET S10			
16	SEE SHEET S11			

Item#	Quantity	Title/Name, designation, material, dimension etc.	Article No./Reference
Designed by		Checked by	Date
		Approved by - date	02-07-25
		File name	Scale
		J0049	AS NOTED
ADDISON IL			
AFTS		NORTH VIEW	Edition
		Sheet	S05

Cm

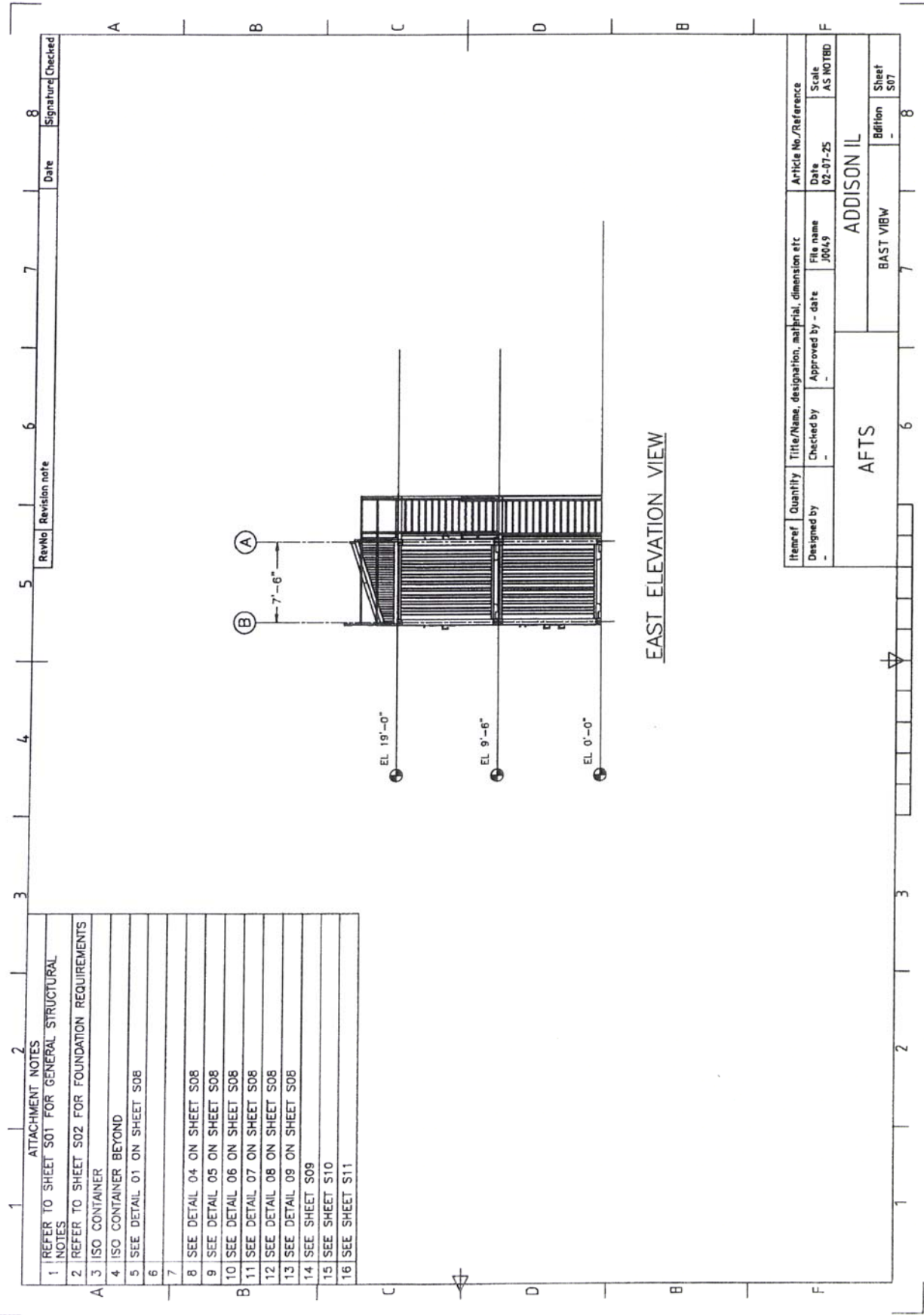


ATTACHMENT NOTES	
1	REFER TO SHEET S01 FOR GENERAL STRUCTURAL NOTES
2	REFER TO SHEET S02 FOR FOUNDATION REQUIREMENTS
3	ISO CONTAINER
4	ISO CONTAINER BEYOND
5	SEE DETAIL 01 ON SHEET S08
6	
7	
8	SEE DETAIL 04 ON SHEET S08
9	SEE DETAIL 05 ON SHEET S08
10	SEE DETAIL 06 ON SHEET S08
11	SEE DETAIL 07 ON SHEET S08
12	SEE DETAIL 08 ON SHEET S08
13	SEE DETAIL 09 ON SHEET S08
14	SEE SHEET S09
15	SEE SHEET S10
16	SEE SHEET S11

WEST ELEVATION VIEW

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
-	-	Checked by	Date
-	-	Approved by - date	02-07-25
-	-	File name	AS NOTBD
-	-	Scale	AS NOTBD
AFTS		ADDISON IL	
WBST VIBW		Bdfion	Sheet
		-	S06

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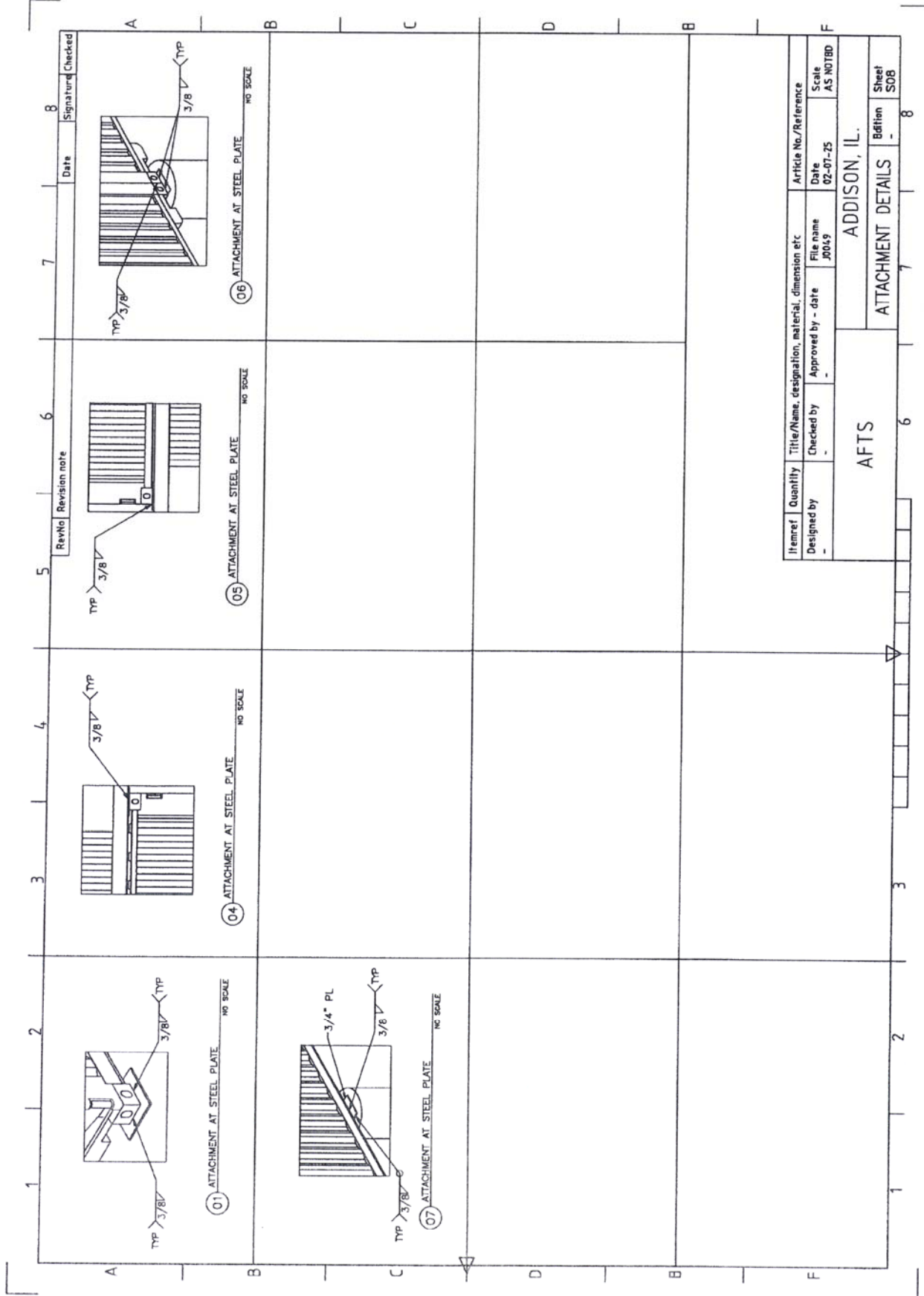


ATTACHMENT NOTES	
1	REFER TO SHEET S01 FOR GENERAL STRUCTURAL NOTES
2	REFER TO SHEET S02 FOR FOUNDATION REQUIREMENTS
3	ISO CONTAINER
4	ISO CONTAINER BEYOND
5	SEE DETAIL 01 ON SHEET S08
6	
7	
8	SEE DETAIL 04 ON SHEET S08
9	SEE DETAIL 05 ON SHEET S08
10	SEE DETAIL 06 ON SHEET S08
11	SEE DETAIL 07 ON SHEET S08
12	SEE DETAIL 08 ON SHEET S08
13	SEE DETAIL 09 ON SHEET S08
14	SEE SHEET S09
15	SEE SHEET S10
16	SEE SHEET S11

EAST ELEVATION VIEW

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by		Checked by	File name
		Approved by - date	J00649
			Date 02-07-25
			Scale AS NO TBD
AFTS		ADDISON IL	
BAST VIBW		Bdition	Sheet S07
			8

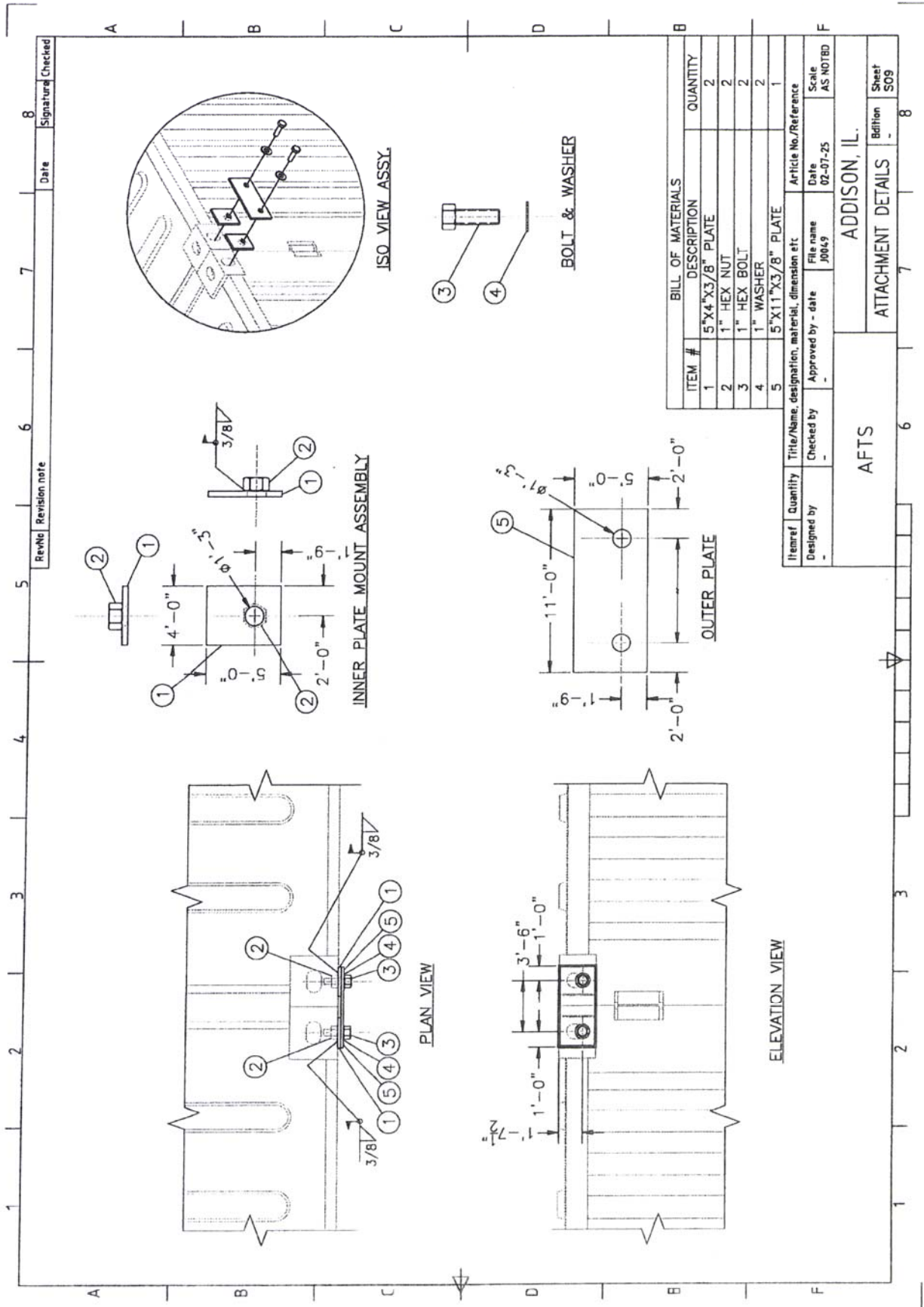
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RevNo	Revision note	Date	Signature	Checked
5				
6				
7				
8				

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by		Checked by	File name
		Approved by - date	J00459
			Date
			02-07-25
			Scale
			AS NOTED
		ADDISON, IL.	
		AFTS	
		ATTACHMENT DETAILS	
		Bedion	Sheet
		-	S08

em



ITEM #	DESCRIPTION	QUANTITY
1	5"X4"X3/8" PLATE	2
2	1" HEX NUT	2
3	1" HEX BOLT	2
4	1" WASHER	2
5	5"X11"X3/8" PLATE	1

Item #	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
-	-	Approved by - date	Date
-	-	Checked by	File name
-	-	Designed by	J0049
-	-	Approved by - date	02-07-25
-	-	Checked by	AS NOTBD
-	-	Designed by	AS NOTBD

ADDISON, IL.

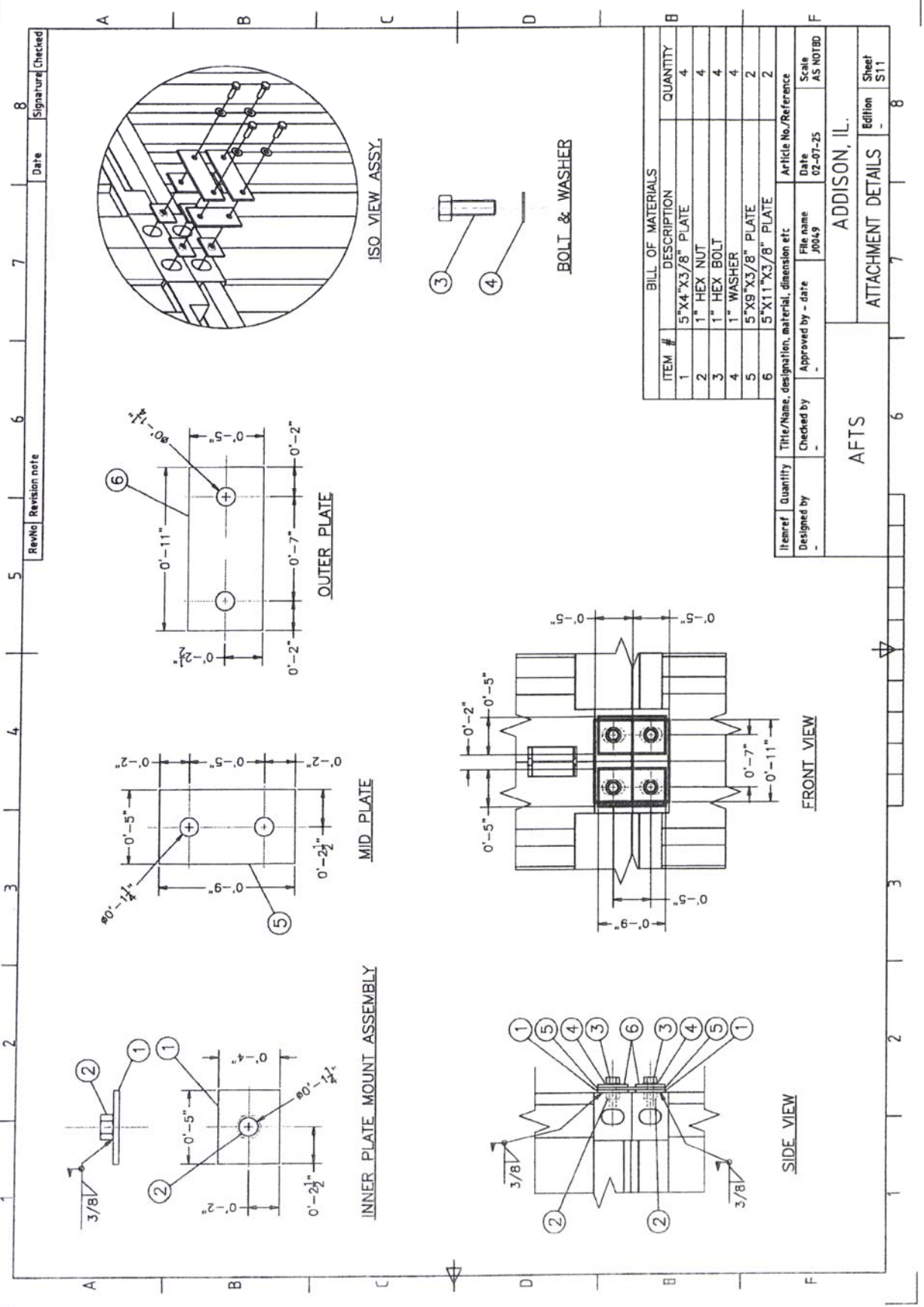
ATTACHMENT DETAILS

Edition - 8

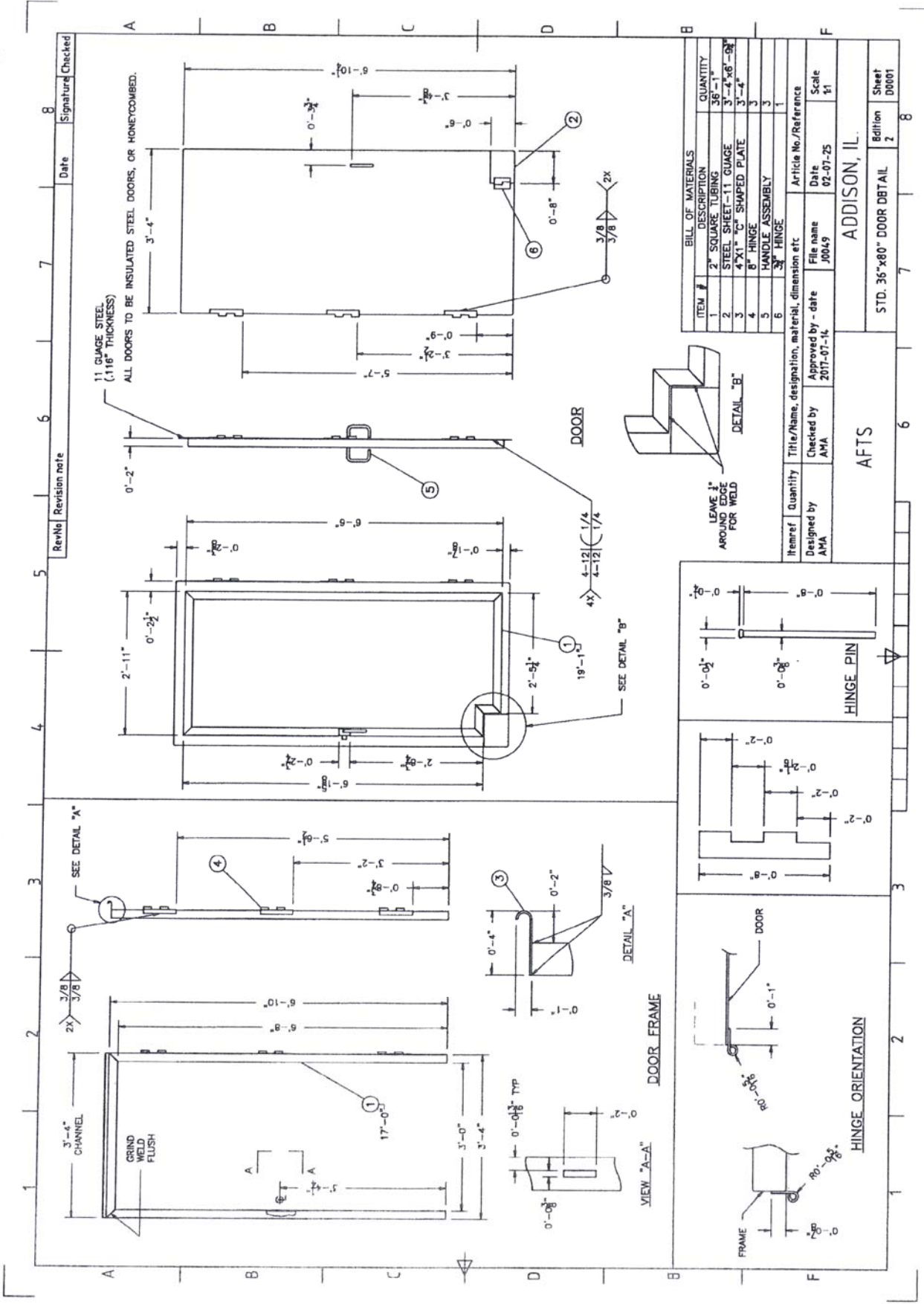
Sheet S09



cm



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8	Signature	Checked
7	Date	
6	Revision note	
5		
4		
3		
2		
1		

ITEM #	DESCRIPTION	QUANTITY
1	2" SQUARE TUBING	36'-1"
2	STEEL SHEET-11 GAUGE	3'-4"x8'-0"
3	4"x1" C" SHAPED PLATE	3'-4"
4	8" HINGE	3
5	HANDLE ASSEMBLY	3
6	3/8" HINGE	1

Itemref	Quantity	Title/Name, designation, material, dimension etc.	Article No./Reference
Designed by	AMA	Checked by	AMA
Approved by - date	2017-07-14	File name	J0049
Date	02-07-25	Scale	1/1

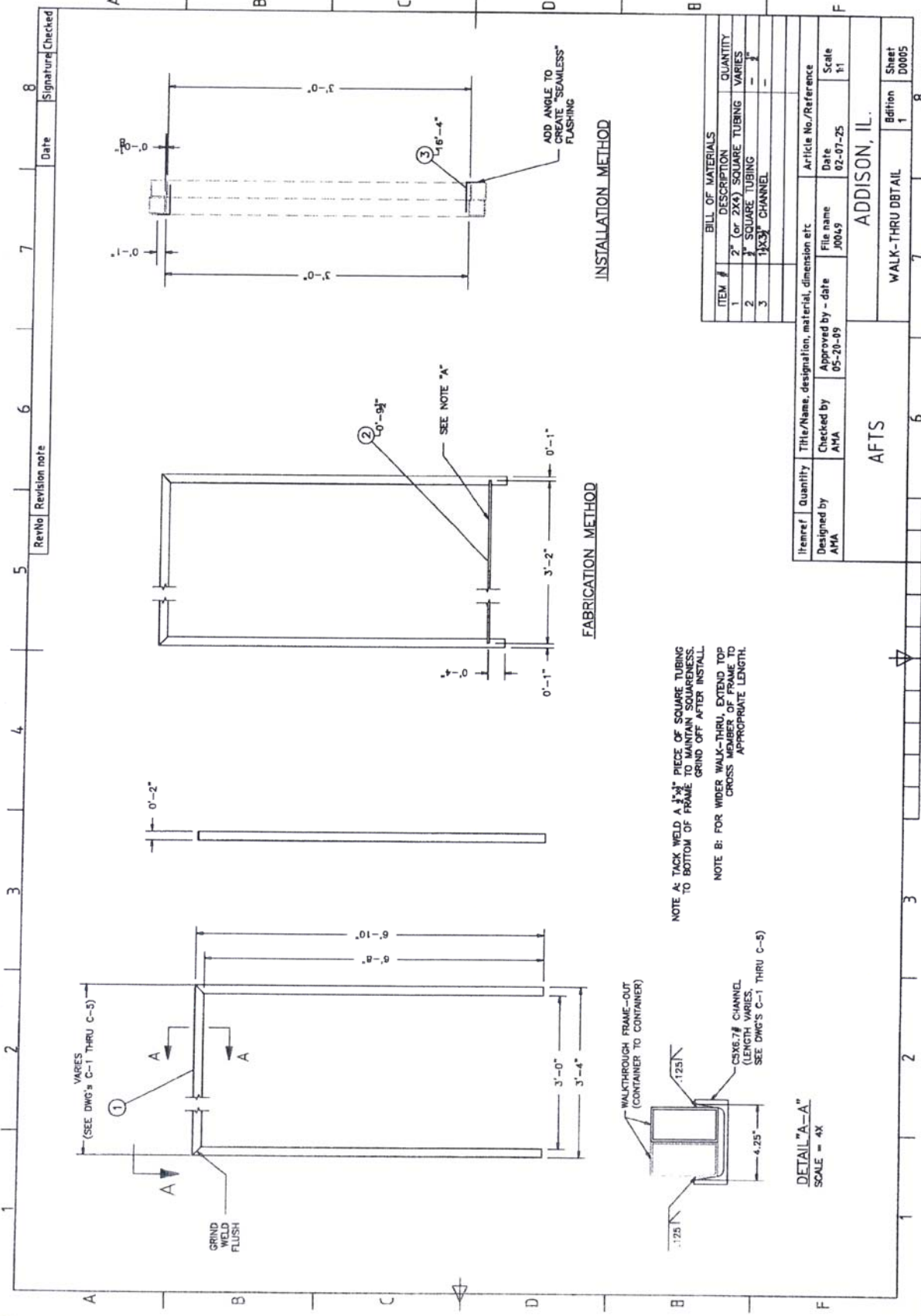
AFTS		ADDISON, IL.	
STD. 36"x80" DOOR DBTAIL		Edition 2	
		Sheet D0001	

HINGE ORIENTATION		HINGE PIN	
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DOOR FRAME		DOOR	
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dm



1	2	3	4	5	6	7	8	
RevNo   Revision note							Date	Signature   Checked

BILL OF MATERIALS		
ITEM #	DESCRIPTION	QUANTITY
1	2" (or 2x4) SQUARE TUBING	VARIES
2	3" SQUARE TUBING	— 3
3	1x3x3" CHANNEL	— 3

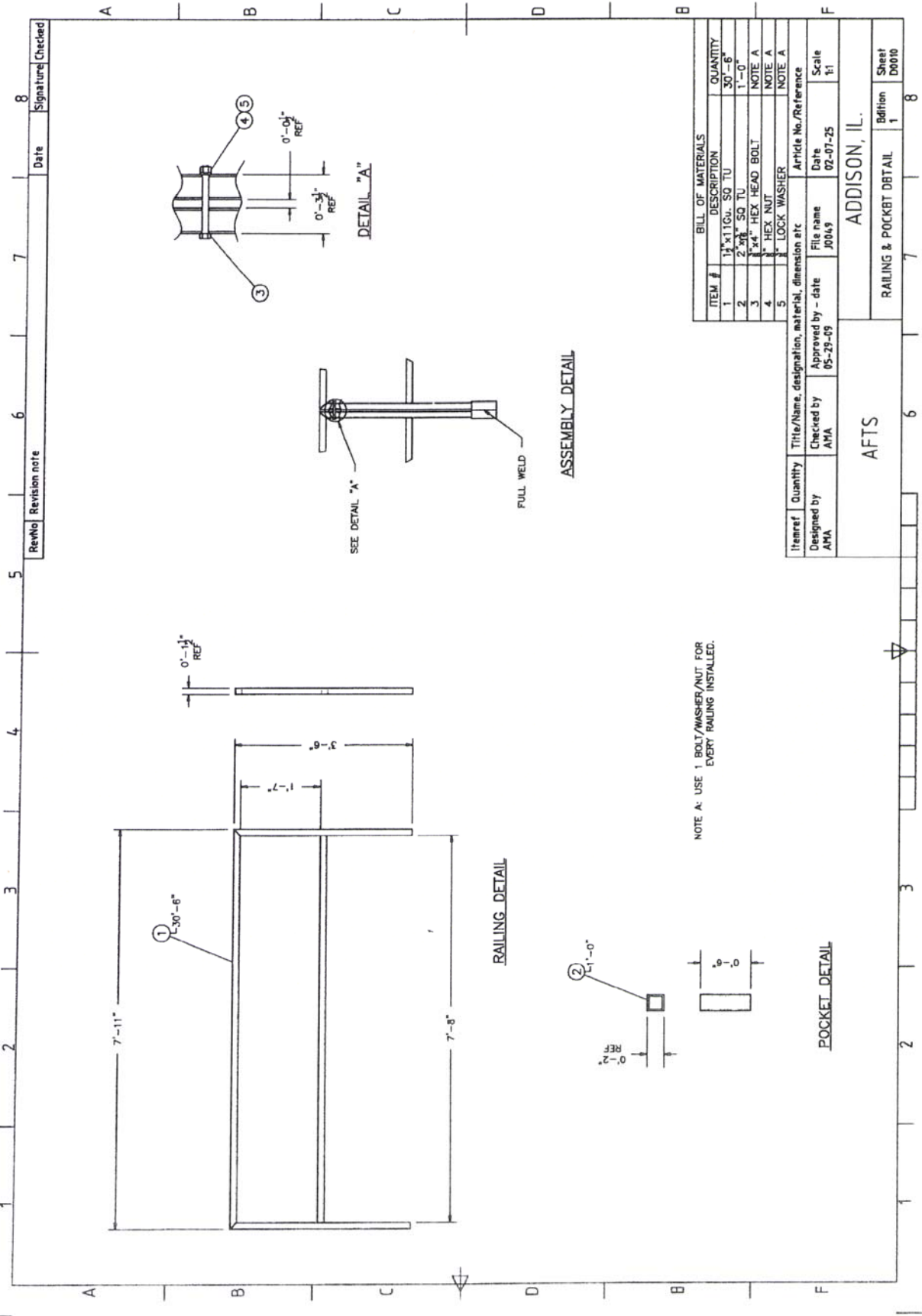
Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by AMA	Checked by AMA	Approved by - date 05-20-09	File name J0049
AFTS		ADDISON, IL.	
WALK-THRU DBTAIL		Sheet	D0005
		Portion	1
		8	

NOTE A: TACK WELD A 1/4" PIECE OF SQUARE TUBING TO BOTTOM OF FRAME TO MAINTAIN SQUARENESS. GRIND OFF AFTER INSTALL.

NOTE B: FOR WIDER WALK-THRU, EXTEND TOP CROSS MEMBER OF FRAME TO APPROPRIATE LENGTH.

DETAIL "A-A"  
SCALE = 4X

cm



RevNo	Revision note	Date	Signature	Checked

BILL OF MATERIALS		QUANTITY
ITEM #	DESCRIPTION	
1	1 1/2" x 1 1/2" SQ TU	30'-6"
2	2" x 1/2" SQ TU	1'-0"
3	1/2" x 4" HEX HEAD BOLT	NOTE A
4	1/2" HEX NUT	NOTE A
5	1/2" LOCK WASHER	NOTE A

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by	Checked by	Approved by - date	Date
AMA	AMA	05-29-09	J0049
			Scale
			02-07-25
			1/1

AFTS		ADDISON, IL.	
RAILING & POCKBT DBTAIL		Sheet	D0010

NOTE A: USE 1 BOLT/WASHER/NUT FOR EVERY RAILING INSTALLED.

RAILING DETAIL

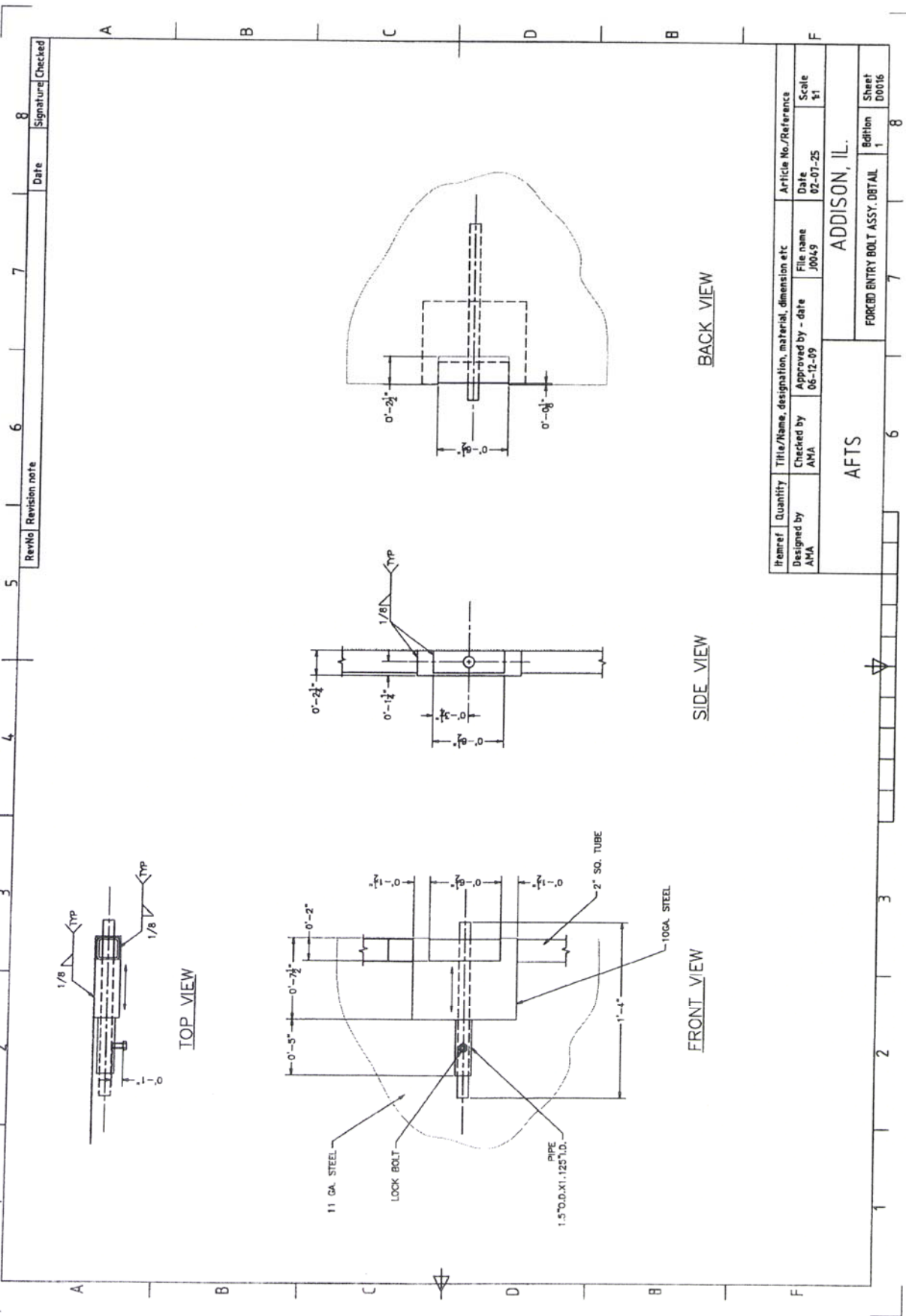
POCKET DETAIL

ASSEMBLY DETAIL

DETAIL "A"



cm



RevNo	Revision note	Date	Signature	Checked
8				

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by AMA	Checked by AMA	Approved by - date 06-12-09	File name J0049
		Date 02-07-25	Scale 1/1

AFTS		ADDISON, IL.	
FORKED ENTRY BOLT ASSY. DETAIL		Sheet D0016	Revision 1

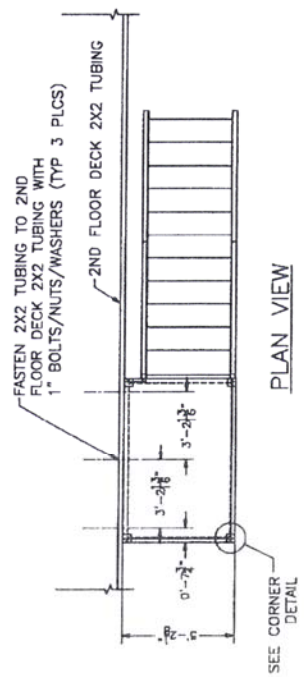
BACK VIEW

SIDE VIEW

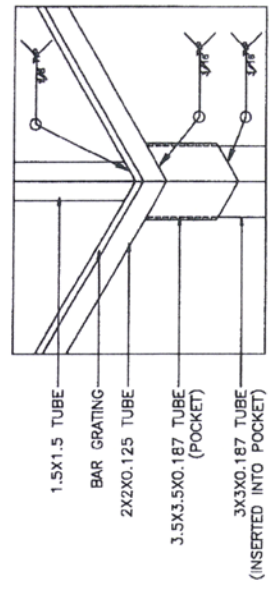
FRONT VIEW

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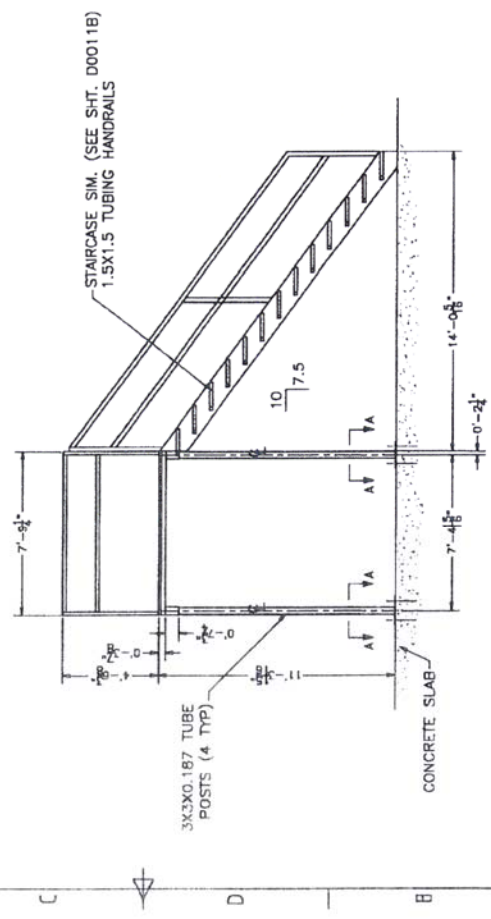
RevNo	Revision note	Date	Signature	Checked
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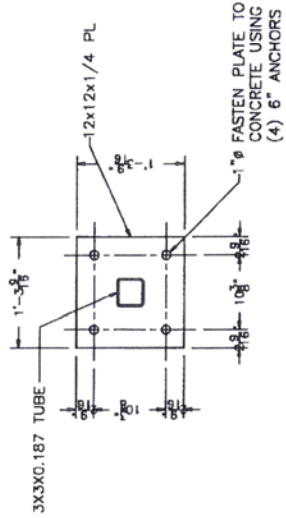
PLAN VIEW



CORNER DETAIL



PLAN NORTH VIEW



SECTION 'A-A'

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by	Checked by	Approved by - date	File name
-	-	-	J00649
AMERICAN FIRE TRAINING SYSTEMS			ADDISON, IL.
STAIRS (SINGL B OUTBR)			Sheet D0018
Edition 1			Scale NONB
8			Date 02-07-25

## Requirements for Special Uses (including Planned Developments)- **RESPONSES**

a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed project once completed, would provide a premier and state-of-the-art training facility for the Addison Fire Protection District and surrounding fire agencies. Similar to the structure and use that was present prior to demolition, the impact of this use would not change or become more impactful to the area or local businesses.

b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The structure would pose any new risks or changes to the area. The Addison Fire District already uses this location as the primary training center for firefighters and paramedics. This would only enhance the area with a newly improved and state-of-the-art training facility that will address the historic and developing hazards for first responders.

c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

As previously stated, as this is a replacement to the current structure, the use would not change and does not impact surrounding businesses.

d) Adequate utilities, access roads, drainage, and/or other necessary facilities will be provided.

Changes will not impact these areas in a negative manner. As improvement of this property occurs, improvements to these areas are also addressed. (as required)

e) Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

All construction will occur on site and a minimal impact on traffic is expected during construction. Once completed, the facility will have onsite parking and will not utilize street parking on a daily basis. The impact to this would not change as in previous years of similar use.

f) The special use shall in all other respects conform to the applicable regulations of the district in which it is located.

Project is conforming to the zoning and codes adopted.

g) There is a public necessity for the special use.

Training for first responders is paramount for operational readiness and the ability to provide for its citizens an exceptional level of care and service when they need it most. This facility will aid in providing not only the Addison Fire District personnel this opportunity but provides the same capabilities and opportunities to area first responders of whom operate and train with the Addison Fire District. The site, although not for public use, will benefit the public when they require our most professional and mission-ready first responders daily!