



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

AGENDA

PLANNING AND ZONING COMMISSION

PUBLIC HEARING/BUSINESS MEETING

WEDNESDAY, AUGUST 13, 2025

DATE: Wednesday, August 13, 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 JULY 9, 2025 PLANNING AND ZONING COMMISSION MEETING

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. 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.

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, JULY 9, 2025**

The Planning & Zoning Commission meeting of the July 9, 2025 meeting was called to order at 5:30 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, Turk
Absent: McComb, Schmitt
Also Present: Consuelo Arguilles, Village of Addison, Village Attorney Pat Miner

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

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

Mr. Cargill made a motion to approve the minutes of the June 11, 2025 Planning and Zoning meeting, seconded by Mr. Ariano. 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-25-07**, consideration regarding a special use for a fire and law enforcement training facility at 666 S. Vista Avenue located in Addison, IL 60101.

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.

Mr. Turk made a motion to open File #PZ-25-07, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated the petitioner is the Addison Fire Protection District. This is for a special use for a fire and law enforcement training facility at 666 S. Vista Avenue. This property is zoned M2 General Manufacturing and is already being used as Fire Station and Office for the Fire Protection District.

Ms. Arguilles said the property is completely surrounded by manufacturing uses 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.

Before you tonight, is a request from 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'. They both would be located in the parking lots just to the west of the existing building. Both facilities would include roof areas and exteriors 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 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.

Village staff from various departments reviewed the request for a special use and found that the proposal would be 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.

In the staff report, you will find general comments to be used as reference at time of building permit issuance. 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.

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

Deputy Chief Chris Mansfield, Addison Fire Department was present and sworn in. Deputy Chief Mansfield stated there are three stations, 65 staff and are ISO Class 2. We also handle about 6,000 calls. Firefighting is a complex task with a lot of steps and training is crucial as it has to be coordinated, quick and full of potential pit falls. It is an issue with fire agencies. Most agencies will train daily, some weekly. We train every day, Monday through Sunday and log about 15,000 hours of training a year.

Deputy Mansfield presented his slides on the overhead to the Commission.

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

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

Mr. Cargill made a motion to close File #PZ-25-07, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

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

Mr. Cargill made a motion to approve File #PZ-25-07 as presented, seconded by Mr. Ariano.

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

Motion passed unanimously.

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.

Mr. Turk made a motion to table File #PZ-25-08 to the August 13, 2025 Planning and Zoning meeting, seconded by Mr. Ariano. Chair Fotopoulos 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

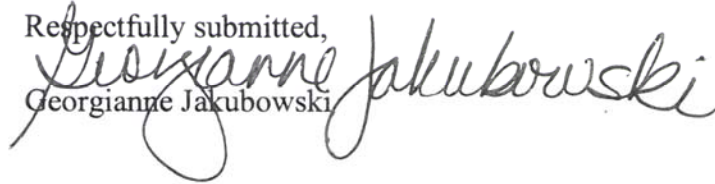
VI. ADJOURNMENT

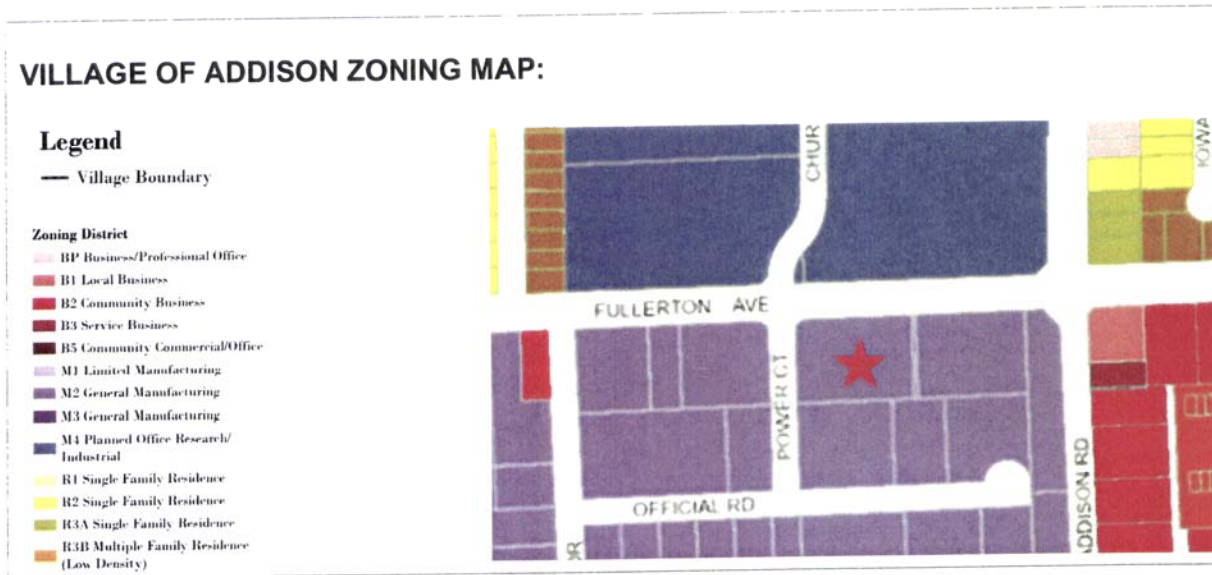
Mr. Cargill made a motion to adjourn the meeting at 6:05 p.m., seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Respectfully submitted,

Georgianne Jakubowski





BACKGROUND

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

DuPage County and Addison Township records indicate the subject property consists of a masonry building that was constructed in 1966 with a gross building area of 29,475 square feet. The building on the subject PIN is connected to the building on the adjacent lot to the east. The overall building length measures approximately 565' wide by 100' deep.

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

PROJECT SUMMARY

Addison Youth Sports (AYS) is a non-profit organization that operates an indoor baseball and softball training facility. They provide training to student athletes on and off the field. Every member of AYS is a volunteer, which helps keep costs low and reinvest into the programs.

The interior space of the facility is primarily an open netted area for training. It measures just under 2,000 square feet and includes a break room, bathroom, and a waiting area.

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

INTERDEPARTMENTAL REVIEW COMMENTS

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 use will be consistent with existing uses in the M2 District, including Get Ready Baseball and Softball at 1765 Cortland Court, Hustle Strength & Performance at 1010 W. Fullerton, Addison United Soccer Club at 400 S. Rohlwing, White Tiger Kenpo Karate at 823 S. Rohlwing, Izzy Style Wrestling at 1 W. Official, Cheer Extreme at 191 W. Factory, and Delta Performance Softball at 60 W. Fay.
- The Village Code was amended on September 17, 2024 via O-24-61 to allow similar uses as proposed. The Zoning Ordinance was updated to include "public and private clubs and lodges, including health clubs and related recreational facilities" as special uses within the M1, M2, and M3 Districts. (These uses are already permitted in M4.)
- A business license will be required.

Fire:

- The building, including the subject unit within, is already sprinklered.
- The unit has extinguishers.

No comments from other departments – building, engineering, police or public works.

RECOMMENDATION

Staff finds that the proposed special use for an indoor baseball and softball training facility at 35 W. Fullerton Avenue 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

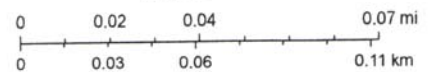
Location Map 35 W FULLERTON AVE.



6/23/2025, 11:39:01 AM

Parcel

1:2,062



Village of Addison

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-25-08: The petitioner requests consideration of hearing testimony regarding a special use for an indoor baseball and softball training facility at 35 W. Fullerton Avenue located in Addison, Illinois, and legally described as follows:

PARCEL 1:

THAT PART OF BLOCK 1, IN PARKER'S ADDITION INDUSTRIAL DISTRICT (UNIT NUMBER ONE), BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1946 AS DOCUMENT 506505, LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF BLOCK 1, 10.03 FEET EAST OF THE NORTHWEST CORNER OF THE EAST 300.0 FEET OF BLOCK 1 TO A POINT IN THE SOUTH LINE OF BLOCK 1, 9.76 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 300.0 FEET OF BLOCK 1, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING LAND:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 18 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 20.00 FEET; THENCE SOUTH 43 DEGREES 15 MINUTES 49 SECONDS WEST, A DISTANCE OF 28.26 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE NORTH 1 DEGREE 46 MINUTS 47 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING:

PARCEL 2:

EASTMENT FOR BENEFIT OF PARECL 1 FOR PARTY WALL AND PARTY WALL EXTENSION UPON, THROUGH AND UNDER THE WEST 10 INCHES OF THE FOLLOWING DESCRIBED LAND AS SET FORTH IN PARTY WALL AGREEMENT DATED JUNE 24, 1966 AND RECORDED JUNE 29, 1966 AS DOCUMENT R66-24890 IN THE RECORDERS OFFICE IN DUPAGE COUNTY, ILLINOIS, THE EAST 300.00 FEET OF BLOCK 1 IN PARKER'S ADDITION INDUSTRIAL DISTRICT, UNIT NUMBE ONE, BEING A SUBDIVISION OF PART OF THE HAST HALF OF THE NORTHWEST QUARTER OF SETION 33, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINIPAL MERIDIAN, ACCORDING TO THE PLAST THEREOF RECORDED SEPTRMBER 12, 1946 AS DOCUMENT 506505, EXCEPT THAT PART OF THE EAST 300.0 FEET OF BLOCK 1, LYING WEST OF AN LINE DRAWN FROM A POINT ON THE NORTH LINE OF BLOCK 1, 10.03 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 300.0 FEET OF BLOCK 1, 10.03 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 300.0 FEET OF BLOCK 1, TO A POINT IN THE SOUTH LINE OF BLOCK 1, 0.76 FEET EAST OF THE SOUTHWEST

CORNER OF SAID EAST 300.0 FEET OF BLOCK 1, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 300.0 FEET (IN WIDTH) OF BLOCK 1 OF PARKER'S ADDISON INDUSTRIAL DISTRICT UNIT NUMBER ONE, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER (EXCEPT RAILROAD) OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1946 AS DOCUMENT 506505, IN DUPAGE COUNTY, ILLINOIS; EXCEPT THAT PART LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF BLOCK 1, 10.03 FEET EAST OF THE NORTHWEST CORNER OF THE EAST 300.0 FEET OF BLOCK 1 TO A POINT IN THE SOUTH LINE OF BLOCK 1, 9.76 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 300.0 FEET IN BLOCK 1 IN DUPAGE COUNTY, ILLINOIS.

Petitioner: Addison Youth Sports

PIN #: 03-33-104-010

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 June 24, 2025

Requirements for Special Uses (including Planned Developments)

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.

Our Mission:

Providing the Addison community and its participants with the athletic platform to be complete student athletes on and off the field. Addison Youth Sports (AYS) was formed on the vision of provided as much back to the community and become the Premier Sports Program in the area. To help achieve this vision, AYS was officially founded as a Non-Profit Organization 501(c)3, and every member of Addison Youth Sports is a volunteer. This helps keeps costs low and lets us reinvest into the programs!

Our Journey:

Addison Youth Sports is an evolved association of the Addison Recreation Club which has operated over 60 plus years and has provided the Addison community with quality youth sports programs and events. In 2020, Addison Girls Sports Program (AGSP), joined AYS in the venture to have Addison's premier youth sports organization.

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.

Most of our facility use is after normal business hours during the week and between 0800-1600 (and by appointment) on weekends. This will not cause any additional traffic, foot or vehicles, to impede or interfere with surrounding businesses. Facility times are scheduled by each team and a staggered transition time is placed to account for traffic drop-off and pick-up of athletes.

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.

The unit is within an established multi-tenant occupancy. No structural or parking lot changes are proposed or foreseen.

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

Normal usage of restroom facilities and drinking water for athletes. The facility is not equipped with showers or locker room area. No additional usage or burden, physical or environmental, is foreseen.

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

Please see item (b).

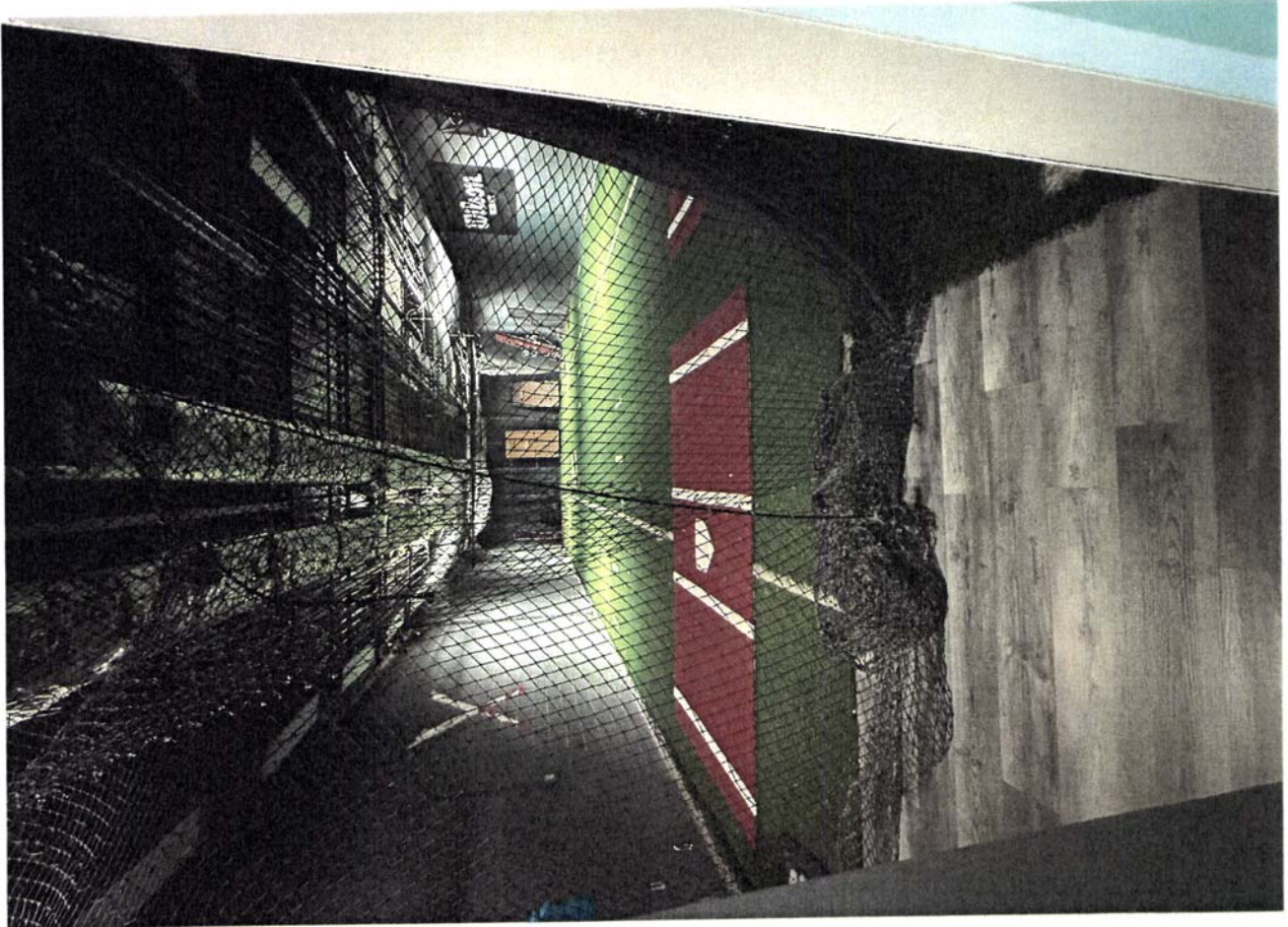
f) The special use shall in all other respects conform to the applicable regulations of the district in which it is located.

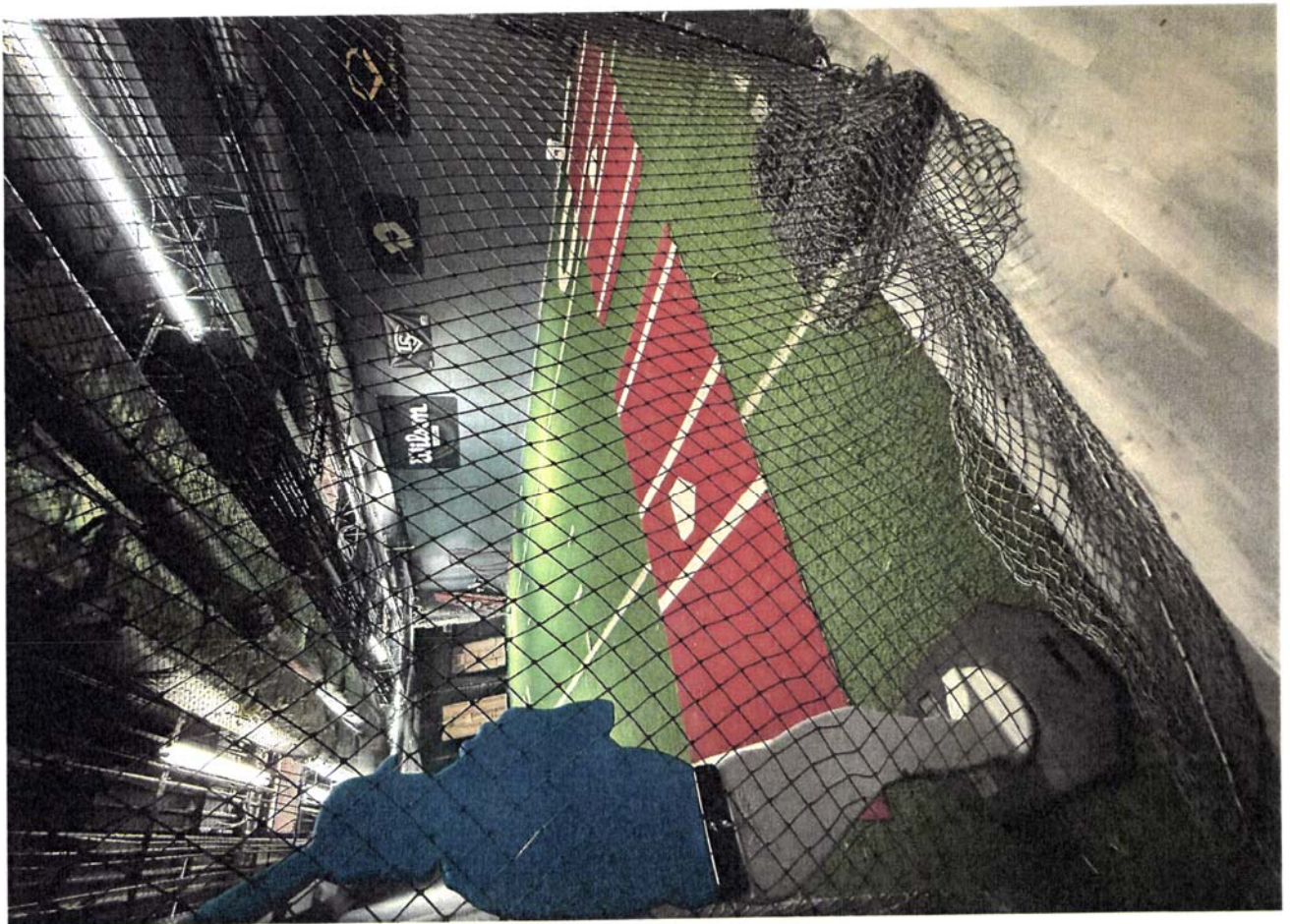
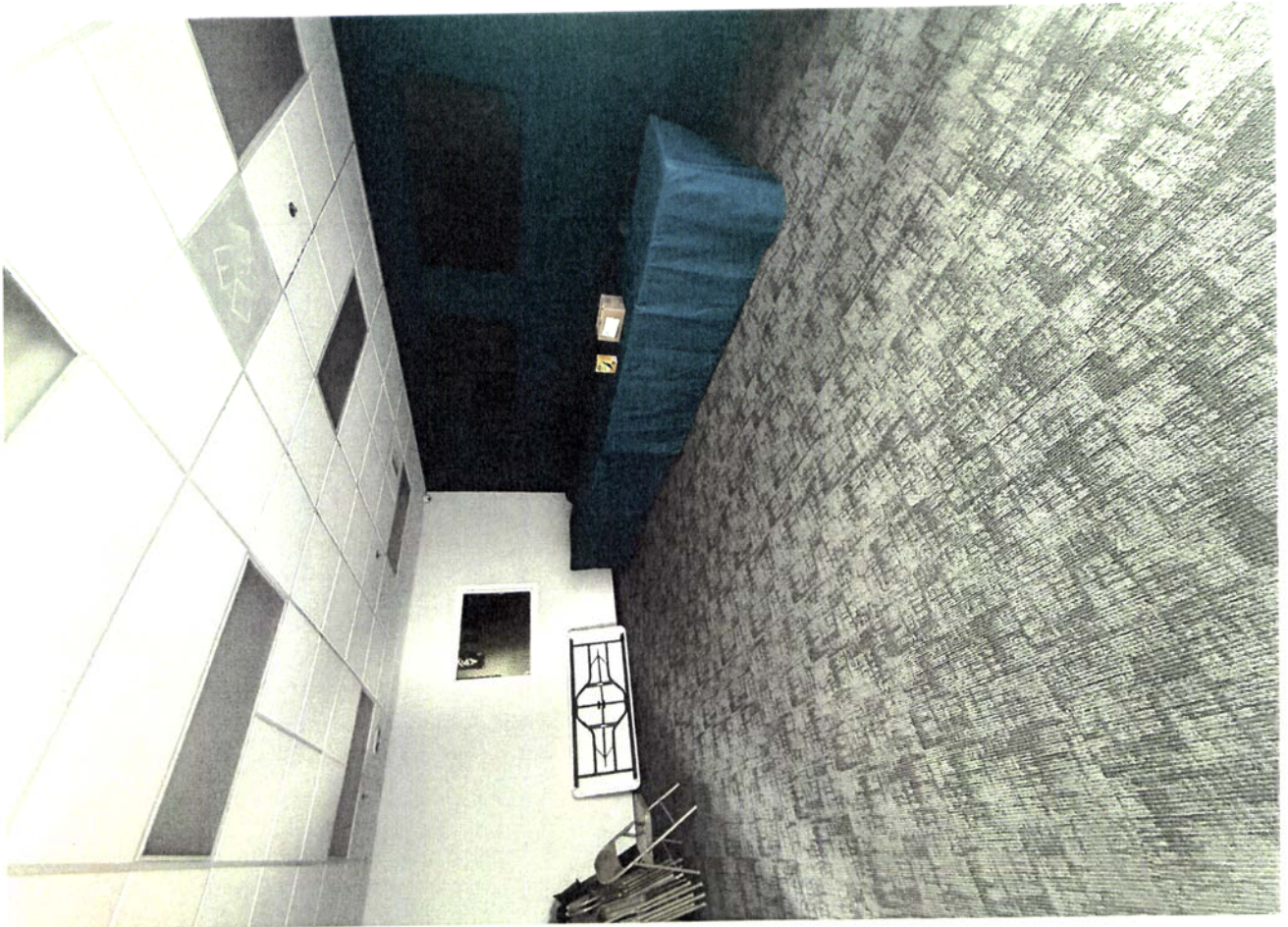
This facility, and its use, will conform to other similarly approved special use occupancies within the M2 district as approved and outlined in Zoning.

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

Playing sports is a privilege and not a necessity. However, the basis for our programs existence is to provide positive athletic avenues for our youth and mentor them to be positive members of society as they progress through their lives.

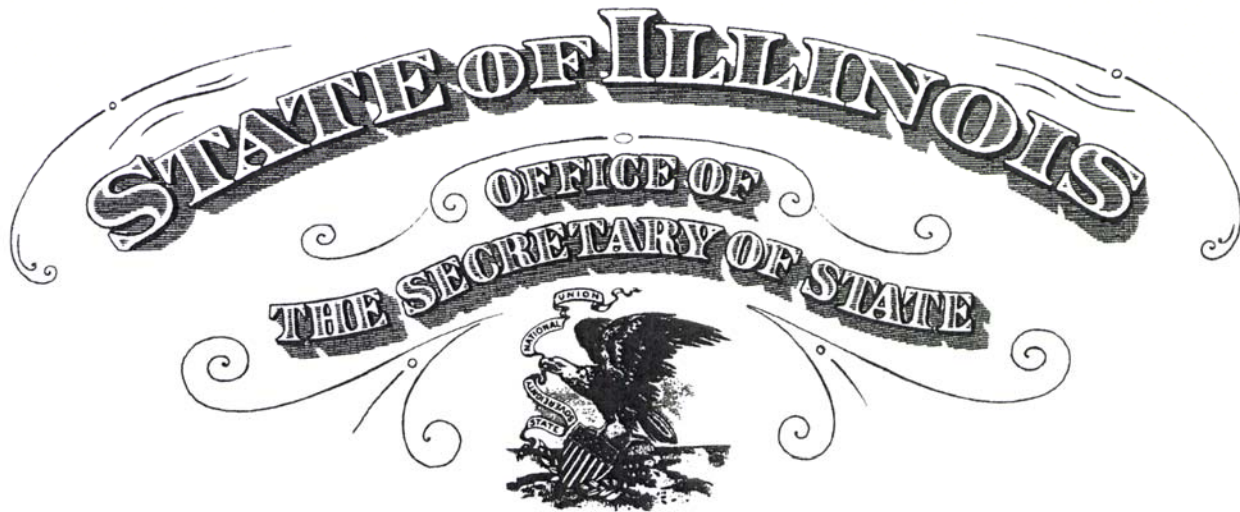






File Number

7263-038-6



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

ADDISON YOUTH SPORTS ASSOCIATION NFP, A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON JANUARY 17, 2020, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.



In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 21ST day of APRIL A.D. 2020 .

Jesse White

SECRETARY OF STATE

Authentication #: 2011203462 verifiable until 04/21/2021

Authenticate at: <http://www.cyberdriveillinois.com>



OFFICE OF THE SECRETARY OF STATE

JESSE WHITE-Secretary of State

7263-038-6

JANUARY 17, 2020

MICHAEL JAMES CLEMENTI
1011 W SABLE DRIVE
ADDISON, IL 60101

RE ADDISON YOUTH SPORTS ASSOCIATION NFP

DEAR SIR OR MADAM:

ENCLOSED YOU WILL FIND THE ARTICLES OF INCORPORATION OF THE ABOVE NAMED CORPORATION. THE CORPORATION IS REQUIRED TO FILE AN ANNUAL REPORT EACH YEAR. BLANK FORMS WILL BE MAILED BY THIS OFFICE TO THE REGISTERED AGENT AS SHOWN BY OUR FILES APPROXIMATELY 60 DAYS PRIOR TO ITS ANNIVERSARY MONTH. (ORIGINAL DATE OF INCORPORATION).

THE REQUIRED FEE OF \$50.00 IN THIS CONNECTION HAS BEEN RECEIVED AND PLACED TO YOUR CREDIT.

CERTAIN NOT FOR PROFIT CORPORATIONS ORGANIZED AS A CHARITABLE CORPORATION ARE REQUIRED TO REGISTER WITH THE OFFICE OF THE ATTORNEY GENERAL. UPON RECEIPT OF THE ENCLOSED ARTICLES OF INCORPORATION, YOU MUST CONTACT THE CHARITABLE TRUST DIVISION, OFFICE OF THE ATTORNEY GENERAL, 100 W. RANDOLPH, 11TH FLOOR, CHICAGO, ILLINOIS 60601 TELEPHONE (312) 814-2595.

THE ISSUANCE OF THE ARTICLES OF INCORPORATION DOES NOT ENTITLE THE CORPORATION TO A PROPERTY TAX EXEMPTION. YOU MUST APPLY FOR THAT EXEMPTION THROUGH THE BOARD OF REVIEW IN THE COUNTY WHERE THE REAL ESTATE IS LOCATED.

SINCERELY,

JESSE WHITE
SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
CORPORATION DIVISION
TELEPHONE (217) 782-6961

Secretary of State
 Department of Business Services
 501 S. Second St., Rm. 350
 Springfield, IL 62756
 217-782-9522
 www.cyberdrivellinois.com

FILED

JAN 17 2020

JESSE WHITE
 SECRETARY OF STATE

FILE #: 72630386

JXR

FEE: \$50.00

INTENT: 047

COUNTY: 022

Remit payment in the form of a
 check,
 or money order payable to the Secretary of State.



CD0124962

File # _____ Filing Fee: \$50 Approved: _____

----- Submit in duplicate ----- Type or Print clearly in black ink ----- Do not write above this line -----

Article 1.

Corporate Name: Addison Youth Sports Association NFP

Article 2.

Name and Address of Registered Agent and Registered Office in Illinois:

Registered Agent:	<u>Michael</u>	<u>James</u>	<u>Clementi</u>
	First Name	Middle Name	Last Name
Registered Office:	<u>1011</u>	<u>W. Sable Drive</u>	
	Number	Street	Suite # (P.O. Box alone is unacceptable)
	<u>Addison</u>	<u>IL</u>	<u>60101</u>
	City	ZIP Code	County

Article 3.

The first Board of Directors shall be three in number, their Names and Addresses being as follows
Not less than three

Director Name	Street Address	City	State	ZIP Code
Robert Gonzalez	411 E. Drake Avenue	Addison	Illinois	60101
Michael A. Kalbas	644 S. Beverly Avenue	Addison	Illinois	60101
Jeffrey R. Modica	1233 W. Meyer Drive	Addison	Illinois	60101

Article 4.

Purpose(s) for which the Corporation is organized:

Addison Youth Sports Association NFP is organized and operated exclusively for charitable purposes in accordance with §501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United State Internal Revenue law and referred to below as the " Code "). More specifically, the corporation is organized to promote and advance amateur recreational youth sports programs for community residents located in the boundaries of Addison School District 4, Addison Trail High School, the Village of Addison, and the Addison Park District.

(continued on back)

KJM
 SAB

Article 4.(continued)

Is this Corporation a Condominium Association as established under the Condominium Property Act? (check one)

Yes No

Is this Corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? (check one)

Yes No

Is this Corporation a Homeowner's Association, which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? (check one)

Yes No

Article 5.

Other provisions (For more space, attach additional sheets of this size.):

Article 6.


Names & Addresses of Incorporators

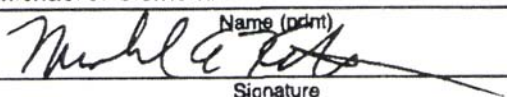
The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

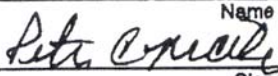
Dated January 16, 2020
Month Day Year

Signatures and Names

Post Office Address

1. 
Signature
Michael J. Clementi
Name (print)

2. 
Signature
Michael A. Kalbas
Name (print)

3. 
Signature
Peter C. Miceli
Name (print)

1. 1011 W. Sable Drive
Street
Addison, IL 60101
City, State, ZIP

2. 644 S. Beverly Avenue
Street
Addison, IL 60101
City, State, ZIP

3. 1540 Squire Lane
Street
Addison, IL 60101
City, State, ZIP

Signatures must be in BLACK INK on the original document.

Carbon copies, photocopies or rubber stamped signatures may only be used on the duplicate copy.

- If a corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by a duly authorized corporate officer. Please print name and title beneath the officer's signature.
- The registered agent cannot be the corporation itself.
- The registered agent may be an individual, resident in Illinois, or a domestic or foreign corporation, authorized to act as a registered agent.
- The registered office may be, but need not be, the same as its principal office.
- A corporation that is to function as a club, as defined in Section 1-3.24 of the "Liquor Control Act" of 1934, must insert in its purpose clause a statement that **it will comply with the State and local laws and ordinances relating to alcoholic liquors.**

Return to:

Law Office of Timothy P. Hayden
Firm Name
1780 Goldengate Drive
Mailing address

Timothy Hayden
Attention
Addison, IL 60101
City, State, ZIP

ARTICLE 5
Limitations of Corporate Authority

A. The Corporation, being organized exclusively for charitable purposes, may make distributions to organizations and individuals in furtherance of its corporate purposes and in accordance with §501(c)(3) of the Code.

B. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 4 above.

C. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements concerning), any political campaign on behalf of any candidate for public office.

D. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under §501(c)(3) of the Code or (2) by a corporation contributions to which are deductible under §170(c)(2) of the Code.

E. Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for athletic, charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under §501(c)(3) of the Code, as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the appropriate court of law of the county in which the *principal office* of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, that are organized and operated exclusively for exempt purposes.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAR 13 2020**

ADDISON YOUTH SPORTS ASSOCIATION
NFP
PO BOX 1024
ADDISON, IL 60101-8664

Employer Identification Number:
84-4390275
DLN:
26053450002940
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
January 17, 2020
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947



Village of Addison

Community Development Department
1 Friendship Plaza, Addison, IL 60101
Telephone (630) 693-7530
Fax 630 543-3967

Application Acknowledgement

June 05, 2025

Daniel Medina
PO Box 1024
ADDISON, IL 6010-1

Re: Planning Application Number: PL20250007
35 W FULLERTON AVE, Addison, IL 60101

As the property owner (or having the authority from the property owner to apply for this application), I hereby certify that all of the information provided is true and accurate to the best of my knowledge. Further, I understand and acknowledge that I am the responsible party for this application. I hereby certify that this project will be constructed and completed in compliance with all the applicable Village of Addison codes (except those items for which approval is granted through the public hearing process), regardless of any errors or omissions.

If this property is in a trust, a Trust Disclosure Form must be submitted to the Village of Addison. The Trust Disclosure Form is a letter from the Financial Institution that is signed and dated by a trust officer. Further, the Trust Disclosure Form must indicate the name of the Financial Institution, the trust number, the location of the property, the names of the beneficiaries and their dates of birth.



Daniel Medina