

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**The petitioner for File #PZ-24-11 has withdrawn his request.**

Chair Fotopoulos stated that this has been on our agenda for three months and it has official been withdrawn by the petitioner.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, 9<sup>th</sup> 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**

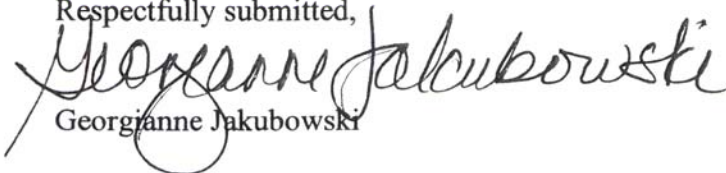
- V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN** – Chair Fotopoulos stated the April meeting has been cancelled. New zoning books and maps were given to each Commission member this evening.

**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. Ratter             | 1216 W FAIRMWOOD DR Addison IL 60101 630-4009899    |
| Marisa Verberna       | L.W Reedy Real Estate Elmhurst 630-                 |
| Katerina Trickey      | LW Reedy Elmhurst, 630 8771167 742-7275             |
| Arthur Tente          | 1451 TRACY HOLT CT 630 250 7499                     |
| Ron E. Johann Zuelke  | 1370 N. Clover Ct Addison                           |
| SAM POLESKA           | P&S   |
| Cydes Ssereni         | P&S   |
| ZENOW WERBOWY         | 869 E. RIND OAK RESIDENT                            |
| SAL SCIANNNA          | 1150 WOOD AVE. SAL SCIANNNA 224-227-4320 ME AMERICA |
| JOE & BARRB BONFRATI  | 1212 MILBURY TRAIL ADDISON                          |
| Joe + Nichole Kaleik  | 1312 N. Heather Ct - Addison                        |
| Larry Olsen           | 1142 Farmwood                                       |
| Mike & Verewica Lopez | 937 Surrey Rd. Addison (Farmwood)                   |

PLANNING & ZONING MEETING, MARCH 12, 2025

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|-------------------|---|
| Cecar Pajant      | 1389 9th Ave Addison                    |
| LONNIE KORDIK     | 1236 WESTRIDGE PLACES ADDISON           |
| Rh- Kordik        | " " " "                                 |
| MIKE COLEMAN      | 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                           |
| Ryan Lynn         | 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

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| NAME                 | ORGANIZATION/ADDRESS/EMAIL/PHONE NUMBER                        |
|----------------------|--|
| SANDY FAVIA          | 1310 Joseph Ln A&J   |
| Diane Neri           | 1323 N 9th Avenue  |
| FAYIN KAZIMER        | 110 N. BROCKWAY PALATINE, IL 6007                              |
| CATALIN PAPANICOLAOU | 899 E CRESS LING, ADDISON, IL / catalin.papanicolaou@gmail.com |
| Lilly Kostovic       | 1230 N. SCARLET, ADDISON                                       |
| Victor Beecham       | 240 N Hillcrest Addison  |
| Caitlin KATAVIC      | 1120 WOOD AVE ADDISON  |
| Guy Monteleone       | 1125 TRINITY DR ADDISON  |
| Ed Castillo          | 207 E. Tulene Ave  |
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