

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, MAY 14, 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, Fotopoulos, Schmitt, Turk
Absent: Cargill, McComb
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**
- II. CONSIDERATION TO APPROVE THE MINUTES OF THE MARCH 12, 2025 PLANNING & ZONING COMMISSION MEETING**

Mr. Turk made a motion to approve the minutes from the March 12, 2025 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-25-02**, consideration regarding variations to the lot width and front yard setback along Cherry Street to build a new single-family home with an attached two car garage and related improvements, including a patio, at 881 N. Cherry Street, located in Addison, Illinois.

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

Petitioner: Damian Kwasniewski

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

Mr. Turk made a motion to open File #PZ-25-02, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Ms. Consuelo Arguilles, Village of Addison stated this request is for two variations. One to lot width and the second one for front yard setback along Cherry Street to build a new single-family home with an attached garage and related improvements including the patio. This property is a corner property at 881 N. Cherry Street. It does about the Village of Addison to the west, south, east and unincorporated Du Page County to the north.

The County and Township records indicate the subject the property is categorized as residential vacant lot so there is no record of the property ever being developed. It is a vacant lot as it stands today. The Comprehensive Plan of the Village of Addison does designate the subject property as neighborhood residential. The Zoning Ordinance states that a side yard that adjoins a street shall be considered a front yard, therefore, the subject property being a corner lot does have two front yards. One along Crest Avenue and the other one along Cherry Street.

The proposed improvements include a detached single-family home with an attached two car garage and related improvements as the site plan indicates and it also includes a patio. Since the property is non-conforming, variations to the lot width and front yard setback are required. As part of the staff report, a table has been provided comparing the proposed existing conditions of the lot and proposed improvements of the R3A Single Family Residential District. You will see those variations to the lot width to allow 59.76 feet instead of the minimum 60 foot at the building area is required along with a variation to the front yard setback of allowing a 14 foot and 3-inch front yard setback along Cherry Street when a minimum of 30 feet is required.

Staff did review the petitioner's proposal and did make several comments regarding the proposal. Some will have to be addressed as part of the building permit, if this proposal should be approved tonight, the comments that would need to be addressed include no bedrooms allowed in the basement. The proposed floor plans indicate a bedroom in the basement which is not allowed per code. A new address will be required to be assigned off a Crest. That will be consist with the front elevation of the home facing that road.

There are several Engineering comments that could be addressed as part of the building permit review. From a fire perspective the house will be required to be full sprinkled in accordance with NFPA 13D and from Public Works the right-of-way improvements will require some parkway trees to be planted along the west parkway which is along Cherry Road and along the south Crest Street right-of-way which would require one street along that side.

Based on staff's review of the request and the standards set forth in the Zoning Ordinance, Staff is recommending approval of the requested variations to the lot width and front yard setback along Cherry Street to build a new single-family home with an attached two car garage and related improvements including a patio for the property at 881 N. Cherry Street. A variation to allow Variation to allow a lot width measuring 59.76 feet along the north lot line; Variation to allow a building setback measuring 14'-4" along Cherry Street (the west lot line) to build a new single-family home with an attached two car garage and related improvements, including a patio, in general conformance with the architectural set of plans prepared by Archimax, Inc. dated 2/05/2025, but revised to address staff's review comments.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Schmitt said the two variances would be the side yard reduction because it is considered a front yard the way it is set up and the lot width. Ms. Arguilles said that is correct which is existing.

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

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

Mr. Turk made a motion to close File #PZ-25-02, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

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

Mr. Schmitt made a motion for approval of File #PZ-25-02 based on the two variations listed for the lot width to 59.76 and the variation to allow for the building setback to measure 14.4 feet along Cherry Street, seconded by Mr. Ariano. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

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

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

Petitioner: Robert Jaszczolt

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

Mr. Turk made a motion to open File #PZ-25-04, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Ms. Consuelo Arguilles, Village of Addison stated this petition is to build a new-single family home with an attached two car garage and does require zoning variations to the lot area and lot width for the property at 849 E. Crest Avenue. The site assessment does include Single-family residential homes in the Village of Addison are located to the west, south, and east. A church in unincorporated DuPage County is to the north.

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

The Village of Addison Comprehensive Plan designates the subject property as Neighborhood Residential. The analysis of the Zoning requirement for the R3A Single Family Residential District which is what this property is zoned and the proposed improvements indicate deviations from the lot area and width. The petitioner is requesting variations to those. The lot area as required in the R3A is 7800 square feet and the minimum lot width is 60 feet of the building area. The proposed existing conditions indicate lot area of 7,565 square feet which is under the 7,800 square feet that is required and the lot width measures 56.5' which is less than the required 60 foot at the building area.

Village Staff does review the request and did find general conformance with the requirement. Staff did comment on items such as the driveway width that will be required to be modified should this request be approved and moved forward to the building permit stage. The Building Division did have some comments regarding the request along with Engineering and Fire, which are typical requirements before the building permit review takes place. Public Works will require parkway trees as necessary per the code. Staff did find that the proposed variations comply with the standards set forth in the Zoning Ordinance and therefore recommend approval of the requested variations to the lot area and lot width to build a new single-family home with an attached two-car garage for the property at 849 E. Crest Avenue; a variation to the lot area and lot width to build a new single-family home with an attached two car garage and general conformance with architectural set of plans.

Chair Fotopoulos asked if the Plan Commission had any questions. Chair Fotopoulos asked the Fire Department, what is the perimeters in order for the house to be sprinkled. Mr. Medina said there are parameters with the code that have for existing buildings and then any new structure especially residential calls out that it is a new building and will be sprinkled.

Robert Jaszczolt, petitioner was present and sworn in. Mr. Jaszczolt said he is the designer/builder of the project.

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

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

Mr. Turk made a motion to close File #PZ-25-04, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

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

Mr. Schmitt made a motion for approval of File #PZ-25-04 with the two variations for lot size and lot width with the lot size of the 7565 and the 56.5' width, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

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

Petitioner: Village of Addison

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

Mr. Turk made a motion to open File #PZ-25-06, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

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

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

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

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

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

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

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

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

Staff finds that the proposed text amendments comply with the standards set forth in the Zoning Ordinance and, therefore, staff recommends approval of the requested actions.

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

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

Mr. Turk made a motion to close File #PZ-25-06, seconded by Mr. Ariano.
Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-25-06 as described above.

Mr. Schmitt made a motion for approval of File #25-06 for the amendments as stated, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION - None

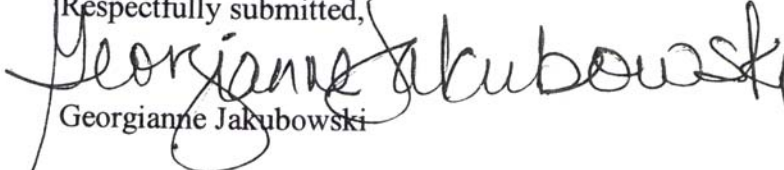
V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN – Chair
Fotopoulos said Mr. Cargill was not in attendance tonight due his birthday. A Happy Birthday to Ed!

VI. ADJOURNMENT

Mr. Ariano made a motion to adjourn the meeting at 6:00 p.m., seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Respectfully submitted,



Georgianne Jakubowski

