



# Village of Addison

## COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

### AGENDA

#### PLANNING AND ZONING COMMISSION

#### PUBLIC HEARING/BUSINESS MEETING

WEDNESDAY, JUNE 11, 2025

DATE: Wednesday, June 11, 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

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#### I. CALL TO ORDER – ROLL CALL

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

#### III. PUBLIC HEARINGS AND RECOMMENDATIONS

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

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

Petitioner: James E. McGill

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

Consideration of File #PZ-25-05 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, 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**

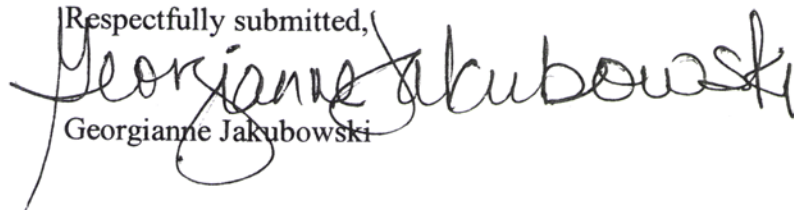
- V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN – Chair**  
Fotopoulos said Mr. Cargill was not in attendance tonight due his birthday. A Happy Birthday to Ed!

**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

**PLANNING & ZONING MEETING, MAY 14, 2025**

PLEASE SIGN IN

[illegible]

# Village of Addison

## PLANNING AND ZONING COMMISSION



STAFF REPORT

June 11, 2025

CASE #PZ-25-05

**TO:**

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

**FROM:**

Michael Crandall, Director of  
Community Development

**FILE MANAGER:**

Consuelo Arguilles,  
Assistant Director of  
Community Development

**ACTIONS REQUESTED:  
P&Z RECOMMENDATION**

**APPLICANT / CONTACT:**

James E McGill

**SITE AREA:** ± 426,603 sq.ft.

**ZONING:** M4 Planned  
Office Research/Industrial

**LOCATION:** 2349 W. Lake Street

**PIN:** 02-13-303-043

**PROJECT NAME:** Special Use for a Planned  
Development with variations and exceptions, including:

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

**DUPAGE COUNTY PARCEL VIEWER:**



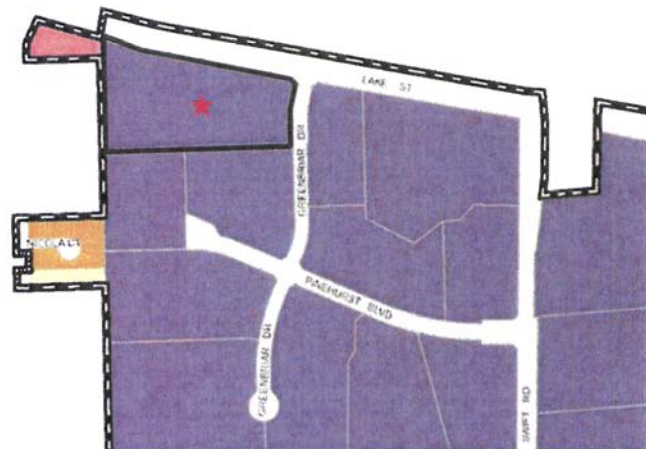
### VILLAGE OF ADDISON ZONING MAP:

#### Legend

— Village Boundary

#### Zoning District

- BP Business/Professional Office
- B1 Local Business
- B2 Community Business
- B3 Service Business
- B5 Community Commercial/Office
- M1 Limited Manufacturing
- M2 General Manufacturing
- M3 General Manufacturing
- M4 Planned Office Research/Industrial
- R1 Single Family Residence
- R2 Single Family Residence
- R3A Single Family Residence
- R3B Multiple Family Residence (Low Density)



### SITE ASSESSMENT

In the Village of Addison, a car wash, gaming café, gas station, and residential are located to the west on Lake Street and general manufacturing uses are located to the east and south.

An office building in unincorporated DuPage and residential homes in the Village of Bloomingdale are located to the west.

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

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

### PROJECT SUMMARY

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

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

	Requirements as Per M4 District or Platted	Proposed
<b>Lot Area</b>	Min. 2 Acres (87,120 sq.ft.)	9.79 Acres (426,603 (sq.ft.)
<b>Lot Width</b>	Min. 200'	922.89'
<b>Floor Area Ratio</b>	Maximum .5 (213,301.5 sq.ft.)	.31 (131,861 sq.ft.)
<b>Parking Lot</b>	Min. 50'	41'
<b>Building Height</b>	Max. 65'	38'
<b>Building Setbacks*: Front (N)</b>	Min. 76.5' (75' + 1.5')	77'9"
<b>Side Yard (W)**</b>	Min. 101.5' (100' + 1.5')	106'-6"
<b>Front Yard (E)</b>	Min. 41.5' (40' + 1.5')	228'
<b>Rear Yard (S)</b>	Min. 41.5' (40' + 1.5')	66'

\* An additional setback of one foot from all property lines shall be provided for each two feet by which the building or structure exceeds 35 feet in height, and for each one floor by which the building or structure exceeds 65 feet in height.

\*\*No building or structure shall be located closer than 100 feet to any property line abutting a residential district.

The proposed new office/warehouse building would measure 131,861 square feet in area. The building would be oriented along Lake Street and will be a multi-tenant. The industrial building would be able to accommodate a variety of uses including warehouse, distribution, assembly, showroom, and light manufacturing. The building is designed to accommodate flexible tenancy, with the ability to support up to three (3) individual tenants. Each tenant space includes a dedicated office entrance to ensure independent access and identity. The site plan indicates about 200 parking spaces will be provided.

Up to 32 loading docks would be facing south. The building will include bump-outs on the southern elevations to screen the trucks. A twelve-foot (12') pre-cast screen wall has been incorporated to provide visual and sound protection for the adjacent residential properties to the west. The existing 5-7' berm on the western side of the property and existing mature trees on the western side and along Lake Street will remain. Additional trees will be planted as proposed in the landscape plan. Parking will be provided along to the west, north, and east of the building.

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

The building elevations indicate then building will primarily consist of smooth concrete panels, metal canopies, and storefront glass entrances. Stamped concrete form liners will be provided to

break up the façade. The building would include offsets and depth. For example, the northeast building corner will include a 3'-10" recess depth and 10 1/2" offset depth.

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### INTERDEPARTMENTAL REVIEW COMMENTS

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Village staff from various departments reviewed the petitioner's request for a special use for a Planned Development with variations and exceptions for a new industrial warehouse development and related improvements. 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 subject property is part of a larger subdivision known as Meadows Business Park of Addison Unit 5, consisting of seven lots. As platted, a 50' parking setback and a w100' building setback line apply. The Petitioner has submitted a Release of Setback Agreement with signatures from all of property owners in the subdivision to release the setbacks along Lake Street, which are more restrictive than the current M4 District requirements of the Village Code.
- There is one active tenant, Option Care (54,959 sq.ft. of the 116,550 sq.ft. existing building). Redevelopment of the property will require this tenant to terminate the lease and vacate. In the event, a final deal is not reached to allow demolition of the existing building in December of 2025, the petitioner is requested the Planned Development approval to stay in place for five (5) years after final approval from the Village Board. Village staff is not supporting of this request as it believes the extra time is not warranted and believe the subject project should adhere to the current code as other similar projects have been subject to. Following Village Board approval, which shall be valid for two years, the applicants may proceed with the preparation of the Final Planned Development.
- Unless seeking a variation or deviation, compliance all applicable development, landscape, photometric code requirements.

#### **Building:**

- The building will be subject to the 2024 I-Codes.
- All roof top mechanical units shall be screen from view.

#### **Engineering:**

- Generally, finds the proposal acceptable.
- Reduced side slopes of a 4:1 slope from a 5:1 acceptable.
- A complete engineering review will be completed when a permit application has been submitted.

**Fire:**

- Review of fire hydrant relocation/placement and the quantity of hydrants on the property will be required.
- Building will require fire sprinklers and potentially a fire pump compliant with NFPA13.
- Building will require a fire alarm system compliant with NFPA72.

**Public Works:**

- Find the proposal acceptable.

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**RECOMMENDATION**

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Staff finds that the proposed special for a Planned Development with variations and exceptions, as stated below comply with the standards and recommends approval of the following including conditions of approval:

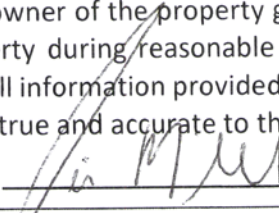
- a forty-one foot (41') parking lot setback in the front yard along Lake Street when the subdivision plat requires fifty feet (50');
- a seventy-seven foot and nine inches (77'-9") building setback along Lake Street when the subdivision plat requires one hundred feet (100');
- parking in the front yard along Lake Street;
- trucks and semi-trailers to be parked or stored overnight in the loading zone;
- allow a building bump out and a twelve-foot (12') wall on the southwest side of the building off-street loading facilities to be screened from the residential district;
- noise restrictions to be held to the same standard as M1, M2, & M3 while complying with the decimal levels and time restrictions as allowed;
- a flat bottom detention basin planted with prairie grass (native planting);
- side slopes of the detention basin to be installed up to four (4) horizontal to one (1) vertical above the normal water level;
- a four to one (4:1) length to width ratio for the rectangle basin in order to build a new industrial warehouse development and related improvements at 2349 W. Lake Street comply with the standards set forth in the Zoning Ordinance and in general conformance with the plans submitted but revised to addressed staff's review comments in this report.;and
- Following Village Board approval, which shall be valid for two years, the applicants may proceed with the preparation of the Final Planned Development. (12-06)

**SUPPORTING DOCUMENTS**

Attached for your review are the following:

- Notice of Public Hearing
- Petitioner Statement and Plans

## PLANNING AND ZONING COMMISSION PUBLIC HEARING APPLICATION

Subject Property	
Address(es) <u>2349 W Lake St, Addison, Illinois</u>	
Land Use <u>Office</u>	Zoning Designation(s) <u>M-4 Office/Research/Industrial District</u>
Number of Parking Spaces <u>715 total (703 regular, 12 handicap)</u>	
Property Area (Sq.ft.) and/or Acreage <u>426,610.25 SF±</u> <u>OR 9.79 acres±</u>	Parcel Number(s) (PIN) <u>02-13-303-043</u>
Planning / Zoning Request (s) (check all that apply)	
<input type="checkbox"/> Pre-Annexation Agreement <input type="checkbox"/> Annexation <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Planned Development	
<input type="checkbox"/> Special Use for _____ <input type="checkbox"/> Rezoning (Map Amendment) from _____ to _____	
<input type="checkbox"/> Zoning Text Amendment Section(s) _____	
<input type="checkbox"/> Variation – If requesting a variation, check at least one of the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;</li> <li><input type="checkbox"/> The requested relief is due to unique circumstances; and/or</li> <li><input type="checkbox"/> The variation, if granted, will not alter the essential character of the neighborhood.</li> </ul>	
Applicant (primary contact)	
Name (Print) <u>James E McGill</u>	
Address <u>1 N Wacker Drive, Suite 440</u> City, State, ZIP <u>Chicago, IL 60606</u>	
Phone <u>(847)-894-6882</u>	Email <u>jmcgill@stotanindustrial.com</u>
Interest in Property <u>Owner / Manager</u> (e.g. property owner, buyer, developer, lessee, architect, etc...)	
Property Owner (if different than applicant)	
I hereby designate the applicant to act as my agent for seeking the zoning request(s) described in this application and the associated supporting material.	
Name (Print) _____	Signature _____
Address _____	City, State, ZIP _____
Phone _____	Email _____
<p>The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Addison permission to enter on the property during reasonable hours for visual inspection of the subject property. I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.</p>	
Applicant Signature <u></u>	Date <u>4/14/2025</u>
<b>To be completed by Village Staff:</b> <input type="checkbox"/> Planning & Zoning Commission Final <input type="checkbox"/> Village Board Final File#: PZ - ____ - ____, P&Z Date: __/__/__, Fee(s) \$ ____ <input type="checkbox"/> Paid, Receipt# ____ Cash/Check# ____ Development Name/Address: _____	

## Petitioner's Statement

### Overview

- **Petitioner Information:** Addison Greenbriar LLC
- **Petitioner Contact:** Jim McGill ([jmccgill@stotanindustrial.com](mailto:jmccgill@stotanindustrial.com)) and Blake Waeghe ([bwaeghe@stotanindustrial.com](mailto:bwaeghe@stotanindustrial.com))
- **Property Address:** 2349 W Lake Street, Addison, IL
- **P.I.N.:** 02-13-303-043
- **Current Zoning:** M4 Office-Research/Industrial District
- **Proposed Development:** Planned development with variations and exceptions.  
Redevelopment of the existing office building into a 131,861 SF industrial warehouse.

### Proposed Plan

The petitioner is proposing to demolish the existing office structure and redevelop the property with one industrial building. The proposed plan includes a 131,861 square foot, speculative, multi-tenant industrial building (up to 32 exterior docks and 200 parking spaces). The industrial building would be able to accommodate a variety of uses including warehouse, distribution, assembly, showroom, and light manufacturing. The building is designed to accommodate flexible tenancy, with the ability to support up to three (3) individual tenants. Each tenant space includes a dedicated office entrance to ensure independent access and identity. The building may also be occupied by one (1) or two (2) tenants, and its design allows for such configurations without compromising functionality or appearance.

The building is oriented with high-image office and parking along Lake Street, while the exterior docks are facing south. The building includes bump-outs on the southern elevations to screen the trucks. Additionally, on the western elevation, a 12-foot pre-cast screen wall has been incorporated to provide further visual and sound protection for the adjacent residential properties to the west. The existing 5-7' high berm on the western side of the property and existing mature trees on the western side and along Lake Street will remain. Additional trees will be planted in these areas shown on the landscaping plan.

The petitioner has provided a visual representation of the line of sight from the residents from the west in their submitted materials. The building would be available for use 24 hours a day, seven days a week, but this type of building rarely is used overnight and has low truck traffic.

The petitioner has designed the proposed landscaping around the perimeter of the property to buffer sight lines from the residence and enhance the greenery on the site.

### Existing

The site is currently improved with a 116,550 square foot office building that is leased to two tenants. One of the tenants (Arjo – 61,591 SF) terminated their lease at the end of 2024 and is vacating November 2025. The other tenant (Option Care – 54,959 SF) is utilizing less than 10% of the space with about 5 employees. Due to declining office demand in suburban Chicago and the

increase in vacancy rate (33% in Northwest Suburban per NAI Hiffman 2024 Q4 Office Report), tenants have been either downsizing or eliminating office footprints and moving towards work from home (WFH) or moving operations to the loop downtown Chicago to Class A offices with amenities. This results in very poor liquidity in the office sector with banks unwilling to loan on office properties and very few buyers are in the market.

Addison and the surrounding DuPage County areas have strong demand for new industrial space. Vacancy rates for industrial properties are at all time lows for the subject area (2.70% per Colliers 2024 Q4 Industrial Report), with very few new developments. The subject property is located in a business park that has eleven (11) industrial buildings of the eighteen (18) buildings. All properties within the business park are zoned M4. Directly south of the subject property are three industrial properties, zoned M4, and have residential properties to their west within minimal setbacks.

Located in the Meadows Business Park of Addison Unit 5 Plat (Plat R2001-112159) and shown on the Plat of Survey, there is a 50' parking setback and 100' building setback. These setback lines were from the original Development Agreement (O-89-0028) that was put in place in 1989 and expired in 2005. The petitioner has received all signatures from the owners on the plat to amend the plat to remove these two setback lines and will develop per the M4 Zoning Ordinance with any necessary exceptions noted in this petition.

#### **Timeline**

Building construction will be subject to Option Care (54,959 SF of the 116,550 SF building) vacating the building. The petitioner is in discussions with Option Care to terminate their lease early but we have not been able to reach acceptable terms. We are hoping to reach a finalized deal in the next few months and then start demolition in December 2025. Construction will take approximately 12 months to demolish the existing office building and complete construction of the new industrial building.

The petitioner is requesting the Planned Development approval to stay in place for 5 years after final approval from the Village Board. We are requesting this approval period due to Option Care's lease going through March 2028 and having an option to extend, which we believe is very unlikely due to their low utilization and dated space.

#### **Vehicular Access**

Access to the subject site is from the existing access point on Lake Street and Greenbriar Drive. On Lake Street, the new development will utilize the same access point as the existing office. It will be a right in, right out for cars. Greenbriar Drive access will be the main access point for trucks and a secondary access point for cars. Greenbriar Drive currently accommodates truck traffic from neighboring buildings south of the subject site and connects to Lake Street and Swift Road by an existing signalized intersection.

### **Compliance with Planned Developments**

The proposed redevelopment will not be detrimental to public health, safety, morals, or general welfare. The property will be brought up to modern safety standards and improving site conditions. The proposed 131,861 SF industrial facility has been carefully designed to reflect a modern, high-image building that will attract top-tier tenants seeking a high-image location in the O'Hare market. The glass and stone-like façade, coupled with clean architectural lines and high-quality materials, creates a professional, contemporary appearance that enhances the character of the surrounding area.

Approval of the following will require the necessary exceptions from the Village of Addison Zoning Code requirements for an Industrial Planned Unit Development:

*(Black text below is taken directly from Addison's Zoning Ordinance. Green text is petitioners' request for exceptions or stating code compliance)*

**Ch. 22 – Section VI.7.9.e(1)\*** – “No off-street parking shall be located closer than 40 feet to any residential district or located within any front yard.”

Requesting to allow for parking in the front yard. The building is positioned with truck docks facing south, so they are not visible from Lake Street and the offices and parking located along Lake Street. Office entrances are on the northwest and northeast corners as well as one office entrance in the middle of the building with parking along the front façade. Front yard parking was allowed on the subject property and is existing. This request is also consistent with the approval of Panattoni's Industrial Development at 174 N Addison Road, Addison, IL, which allows front yard parking along Addison Road with setbacks at approximately 35 feet.

Compliant with no-off street parking being closer than 40 feet from any residential district.

**Ch. 22 – Section VI.7.e(2)\*** – “Trucks and semi-trailers shall not be parked or stored out-of-doors overnight, in the parking lot or on the premises except within an enclosed loading dock, garage, or within a walled and gated sight screen enclosure, open to the sky, constructed of the same masonry exterior materials as the principal building and equal in height to the height of the first floor of the principal building. However, temporary parking overnight, not to exceed a 48-hour time period, may be permitted for delivery vehicles which arrive after normal business hours.”

Requesting to allow for trucks and semi-trailers to be parked or stored overnight in the truck court (loading zone) without a walled or gated sight screen enclosure. As shown in Petitioner's plans, the truck court is screened with a building bump out on the east and west side, along with landscaping to restrict the view. This is consistent with the approval of Panattoni's Industrial Development at 174 N Addison Road, Addison, IL.

**Ch. 22 – Section VI.7.e(3)\*** – “No off-street loading facilities shall be located within 40 feet of any lot line, and shall be screened from view from any residential district by a permanent masonry wall.”

Requesting to allow off-street loading facilities to be screened from the residential district with the building's bump out and 12' wall on the southwest side of the building as shown by Petitioner's plan. This is consistent with the approval of Panattoni's Industrial Development at 174 N Addison Road, Addison, IL.

**Ch. 26 – Section 26-205 (C)\* Wet Bottom Detention Basin & (D) Dry Bottom Detention Basins.**

Requesting to install a flat bottom basin planted with prairie grass (native planting) for better water quality. This is consistent with the approval of Panattoni's Industrial Development at 174 N Addison Road, Addison, IL and The Missner Group's Industrial Development at 50 S Fairbanks, Addison, IL.

**Ch. 26 – Section 26-205 (E)(2)\* - Banks** - The side slopes of the banks of wet bottom detention basins shall not be steeper than five (5) horizontal to one (1) vertical above the normal water level and three (3) horizontal to one (1) vertical below the normal water level. The side 26-16 slopes of the banks of dry bottom detention ponds shall not be steeper than five (5) horizontal to one (1) vertical.

Requesting the side slopes of the detention basin be installed up to three (3) horizontal to one (1) vertical above the normal water level. This is consistent with the approval of Panattoni's Industrial Development at 174 N Addison Road, Addison, IL.

**Ch. 26 – Section 26-205 (H)(2)\* – Length to Width Ratio** - All detention basins should have a length to width ratio of at most 3 to 1 as measured along the longitudinal axis of flow.

Requesting the "Length to Width Ratio" for our rectangle basin to be up to 4 to 1 ratio. This is consistent with the approval of Panattoni's Industrial Development at 174 N Addison Road, Addison, IL and The Missner Group's Industrial Development at 50 S Fairbanks, Addison, IL.

These deviations are necessary for efficient site design and operational functionality while ensuring compliance with the overall intent of the M4 zoning district.

*\*These request align with the approval of Panattoni's Industrial Development on 174 N. Addison Road, Addison, IL which is also zoned M4.*

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**CH. 22 SECTION VI. MANUFACTURING DISTRICTS**

**F. M4 office-Research/Industrial District**

**7. Yards:** No building or structures shall be located closer than 40 feet to any lot line, except that:

**a.** No building or structure shall be located closer than 75 feet to any right-of-way line of a major street as designated on the official Map of the Village.

Code compliant – building setback is 77'-9" from the property line off of Lake Street.

**b.** No building or structure shall be located closer than 100 feet to any property line abutting a residential district.

Code compliant – building setback is 106'-6" from western property line abutting residential.

- c. An additional setback of one foot from all property lines shall be provided for each two feet by which the building or structure exceeds 35 feet in height, and for each one foot by which the building or structure exceeds 65 feet in height.

Code compliant – building's tallest point is at 39'-6". For each 2 feet above 35', 1 foot will be added to the setback.  $4.5' / 2 \text{ feet} * 1 \text{ foot} = 2.25' = 2'-3"$  of additional setback.

>Front Yard = 75' required setback + 2'-3" additional setback = 77'-3". Plan is at 77'-9".

>Western Side Yard = 100' required setback + 2'-3" additional setback = 102'-3". Plan is at 106'-6".

>Rear Yard = 40' required setback + 2'-3" additional setback = 42'-3". Plan is at 66'-0".

## 9. Development Standards

- e. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the requirements of Section VIII, except that:

- (1) No off-street parking shall be located closer than 40 feet to any residential district or located within any front yard.

Refer to the above exceptions section.

- (2) Trucks and semi-trailers shall not be parked or stored out-of-doors overnight, in the parking lot or on the premises except within an enclosed loading dock, garage, or within a walled and gated sight screen enclosure, open to the sky, constructed of the same masonry exterior materials as the principal building and equal in height to the height of the first floor of the principal building. However, temporary parking overnight, not to exceed a 48-hour time period, may be permitted for delivery vehicles which arrive after normal business hours.

Refer to the above exceptions section.

- (3) No off-street loading facilities shall be located within 40 feet of any lot line, and shall be screened from view from any residential district by a permanent masonry wall.

Refer to the above exceptions section.

## SECTION VIII. OFF-STREET LOADING AND OFF-STREET PARKING

### B. Off-Street Parking

#### 11. Screening and Landscaping

- d. Parking areas in manufacturing districts abutting residential uses shall be screened by a 30 foot landscaped setback buffer and a densely planted compact hedge not less than 5 feet in height. In addition, a fence not less than 5 feet high, nor more than 6 feet high, may be utilized.

Code compliant – the building will have a 54'-6" landscaped setback buffer. The buffer contains an existing 5 to 7' tall berm, a 6-foot chain-link fence, and landscaping and trees, as shown below. The petitioner will also plant additional trees on the south end of the berm.



### 13. Required Spaces

z. Multi-unit buildings, being structures which are occupied by more than one tenant, including office and warehouse areas, shall have a minimum of eight parking spaces per unit up to 3,000 square feet and one additional space per each 1,000 square feet over 3,000 square feet....

Code Compliant - The current plan has 200 car parking spaces. This amount of car parking spaces allows for 4+ units. This is compliant with the anticipated 1 to 3 units in the building.

4 Units:

$$131,861 \text{ SF} / 4 \text{ units} = 32,965 \text{ SF}$$

8 spaces for first 3k SF

$$32,965 \text{ SF} - 3k \text{ SF} = 29,965 \text{ SF}$$

$$= 1 \text{ space per } 1k \text{ SF} = 30 \text{ spaces}$$

= 38 parking spaces per unit

$$\times 4 = 152 \text{ parking spaces total}$$

## RELEASE OF SETBACK AGREEMENT

This RELEASE OF SETBACK AGREEMENT ("**Agreement**") is entered into this \_\_\_ day of \_\_\_\_\_ 2025 (the "**Effective Date**") between and among **ADDISON GREENBRIAR LLC**, a Delaware limited liability company ("**Owner 1**"), **COLUMBIA ILLINOIS 1350 GREENBRIAR INDUSTRIAL, LLC**, a Delaware limited liability company ("**Owner 2**"), **MEADOWS BUSINESS PARK PROPERTY OWNERS' ASSOCIATION**, an Illinois not for profit ("**Owner 3**"), **2251 ADDISON LLC**, an Illinois limited liability ("**Owner 4**"), **COLUMBIA ILLINOIS PINEHURST INDUSTRIAL, LLC**, a Delaware limited liability company ("**Owner 5**"), and **COSTCO WHOLESALE CORPORATION**, a Washington corporation ("**Owner 6**"). Owner 1, Owner 2, Owner 3, Owner 4, Owner 5 and Owner 6 are individually referred to herein as a "**Party**" and collectively as the "**Parties**" as the context may require.

WHEREAS, Owner 1 is the fee title holder to Lot 1 and Lot 2 within the Meadows Business Park of Addison Subdivision Unit 5, a plat of which was recorded with the DuPage County Recorder's Office on June 8, 2001 as Document No. R2001-112159 (the "**Plat of Subdivision**") and attached hereto as Exhibit A, such lots being commonly known as 2349 West Lake Street, Addison, Illinois (the "**Owner 1 Parcel**").

WHEREAS, Owner 2 is the fee title holder to Lot 3 as established by the Plat of Subdivision, such lot being commonly known as 1350 North Greenbriar Drive, Addison, Illinois (the "**Owner 2 Parcel**").

WHEREAS, Owner 3 is the fee title holder to Lot 4 as established by the Plat of Subdivision, such lot being commonly known as 5 North Swift Road, Addison, Illinois (the "**Owner 3 Parcel**").

WHEREAS, Owner 4 is the fee title holder to Lot 5 as established by the Plat of Subdivision, such lot being commonly known as 2251 West Lake Street, Addison, Illinois (the "**Owner 4 Parcel**").

WHEREAS, Owner 5 is the fee title holder to Lot 6 as established by the Plat of Subdivision, such lot being commonly known as 2200 West Pinehurst Boulevard, Addison, Illinois (the "**Owner 5 Parcel**").

WHEREAS, Owner 6 is the fee title holder to Lot 7 as established by the Plat of Subdivision, such lot being commonly known as 2250 West Pinehurst Boulevard, Addison, Illinois (the "**Owner 6 Parcel**").

WHEREAS, the Plat of Subdivision, among other things, established a required: (a) 100-foot building setback along the Lake Street frontage on Lots 1 and 2 of the Plat of Subdivision (the "**Building Setback**") and (b) a 50-foot parking setback along the Lake Street frontage on Lots 1 and 2 of the Plat of Subdivision (the "**Parking Setback**"). The Building Setback and the Parking Setback are collectively referred to herein as the "**Setbacks**."

WHEREAS, Owner 1 wishes to vacate the Setbacks so that they do not encumber the Owner 1 Parcel, and has requested the other Parties to agree to vacate the Setbacks. The other Parties are willing to agree to vacate the Setbacks.

WHEREAS, the Village of Addison's Zoning Ordinance governs the lots established by the Plat of Subdivision, including the requirements for minimum yard setbacks, notwithstanding the vacation of the Setbacks.

WHEREAS, the Parties wish to enter into this agreement to memorialize their agreement and consent to the release of the Setbacks which encumber the Owner 1 Parcel.

NOW, THEREFORE, in consideration of the foregoing Recitals (which are incorporated into this Agreement by this reference), and other good and valuable consideration, the Parties agree as follows:

1. Owner 1 Release. Owner 1 hereby consents to the vacation of the Setbacks on Lots 1 and 2 as of the Effective Date of this Agreement and hereby releases any right title or interest that it may have in and to the Setbacks as of the Effective Date of this Agreement.

2. Owner 2 Release. Owner 2 hereby consents to the vacation of the Setbacks encumbering the Owner 1 Parcel as of the Effective Date of this Agreement and hereby unconditionally releases any right title or interest that it may have in and to the Setbacks as of the Effective Date of this Agreement.

3. Owner 3 Release. Owner 3 hereby consents to the vacation of the Setbacks encumbering the Owner 1 Parcel as of the Effective Date of this Agreement and hereby unconditionally releases any right title or interest that it may have in and to the Setbacks as of the Effective Date of this Agreement.

4. Owner 4 Release. Owner 4 hereby consents to the vacation of the Setbacks encumbering the Owner 1 Parcel as of the Effective Date of this Agreement and hereby unconditionally releases any right title or interest that it may have in and to the Setbacks as of the Effective Date of this Agreement.

5. Owner 5 Release. Owner 5 hereby consents to the vacation of the Setbacks encumbering the Owner 1 Parcel as of the Effective Date of this Agreement and hereby unconditionally releases any right title or interest that it may have in and to the Setbacks as of the Effective Date of this Agreement.

6. Owner 6 Release. Owner 6 hereby consents to the vacation of the Setbacks on encumbering the Owner 1 Parcel as of the Effective Date of this Agreement and hereby unconditionally releases any right title or interest that it may have in and to the Setbacks as of the Effective Date of this Agreement.

7. Plat Modification. Owner 1 represents and warrants to the other Parties that a modification of the Plat of Subdivision is not necessary to remove and vacate the Setbacks. If any such modification becomes necessary under any applicable legal requirements, Owner 1 shall be responsible, at its sole cost and expense, for complying with any such requirements, including by

modifying the Plat of Subdivision to remove the requirement to maintain Setbacks under the Plat of Subdivision.

8. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but such counterparts when taken together shall constitute but one agreement.

9. Execution. For purposes of this Agreement, an executed Agreement transmitted via facsimile or pdf shall be treated in all manners and respects as an original document and any signature thereon shall be considered an original signature and shall have the same binding legal effect as the original document.

10. Successors Bound. This Agreement shall inure to the benefit of, and be binding upon, each and every successor, assignee and transferee of the Parties.

11. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois without regard to choice of law rules thereof.

*[Signature pages follow]*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

**OWNER 1**

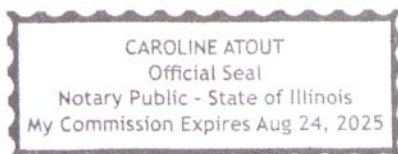
**ADDISON GREENBRIAR LLC**, a Delaware limited liability company

By: [Signature]  
Its: Officer

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jim McGill personally known to me to be the Officer of Addison Greenbriar LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Jim McGill, he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of April, 2025.



(SEAL)

Caroline Atout  
Notary Public

My Commission Expires 8/24/25

**OWNER 2**

**COLUMBIA ILLINOIS 1350 GREENBRIAR INDUSTRIAL, LLC,**  
a Delaware limited liability company

By: Columbia Industrial Properties, LLC, a Delaware  
limited liability company, its sole member

By: Lincoln Industrial Manager, LLC, a Delaware  
limited liability company, its manager

By: Lincoln Advisory Group, LLC, a Texas  
limited liability company, its manager

By:   
Gary F. Kobus, President

STATE OF IL )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Gary F. Kobus personally known to me to be the president of Lincoln  
Advisory Group, LLC, which is the manager of Lincoln Industrial Manager, LLC, which is the  
manager of Columbia Industrial Properties, LLC, which is the sole member of Columbia Illinois  
1350 Greenbriar Industrial, LLC, a Delaware limited liability company, and personally known to  
me to be the same person whose name is subscribed to the foregoing instrument, appeared before  
me this day in person and acknowledged that, as such president, he/she signed and delivered said  
instrument as his/her free and voluntary act, and as the free and voluntary act and deed of said  
limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of April, 2025.

  
Notary Public

My Commission Expires 5/20/26

(SEAL)



OWNER 3  
MEADOWS BUSINESS PARK PROPERTY  
OWNERS' ASSOCIATION, an Illinois not for  
profit  
By: James G. Lang  
Its: Agent

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF DuPage    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO  
HEREBY CERTIFY that James G. Lang personally known to me to be the  
Agent of Meadows Business Park Property Owners' Association, an Illinois  
limited liability company, and personally known to me to be the same person whose name is  
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged  
that, as such Agent, he/she signed and delivered said instrument as his/her  
free and voluntary act, and as the free and voluntary act and deed of said limited liability  
company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26 day of MARCH, 2025.



(SEAL)

Filomena Chiano  
Notary Public

My Commission Expires 3/7/2026

OWNER 4

2251 ADDISON, LLC, an Illinois limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

*[Handwritten signature]*  
owner

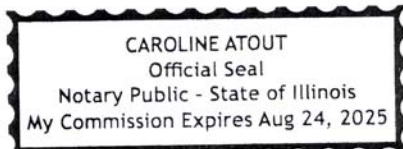
STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Frank Venuti personally known to me to be the Owner of 2251 Addison, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Owner, he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15<sup>th</sup> day of April, 2025.



(SEAL)

Caroline Atout  
Notary Public

My Commission Expires 8/24/25

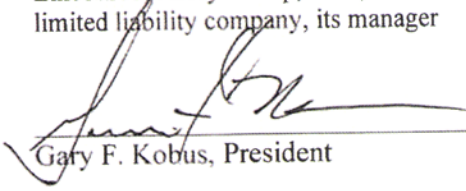
**OWNER 5**

**COLUMBIA ILLINOIS PINEHURST INDUSTRIAL, LLC,**  
a Delaware limited liability company

By: Columbia Industrial Properties, LLC, a Delaware  
limited liability company, its sole member

By: Lincoln Industrial Manager, LLC, a Delaware  
limited liability company, its manager

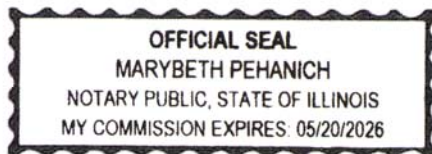
By: Lincoln Advisory Group, LLC, a Texas  
limited liability company, its manager

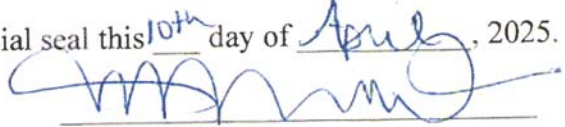
By:   
Gary F. Kobus, President

STATE OF IL )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Gary F. Kobus personally known to me to be the president of Lincoln  
Advisory Group, LLC, which is the manager of Lincoln Industrial Manager, LLC, which is the  
manager of Columbia Industrial Properties, LLC, which is the sole member of Columbia Illinois  
Pinehurst Industrial, LLC, a Delaware limited liability company, and personally known to me to  
be the same person whose name is subscribed to the foregoing instrument, appeared before me this  
day in person and acknowledged that, as such president, he/she signed and delivered said  
instrument as his/her free and voluntary act, and as the free and voluntary act and deed of said  
limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10<sup>th</sup> day of April, 2025.



  
Notary Public

My Commission Expires 5/20/26

(SEAL)

OWNER 6  
COSTCO WHOLESALE CORPORATION,  
a Washington corporation

By: Gail Tsuboi  
Its: Vice President/Asst. Sec

STATE OF WA )  
 ) SS  
COUNTY OF KING )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO  
HEREBY CERTIFY that GAIL E. Tsuboi personally known to me to be the  
VP/Asst. Secretary of Costco Wholesale Corporation, a Washington corporation, and  
personally known to me to be the same person whose name is subscribed to the foregoing  
instrument, appeared before me this day in person and acknowledged that, as such  
VP/Asst. Secretary, he/she signed and delivered said instrument as his/her free and  
voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and  
purposes therein set forth.

GIVEN under my hand and official seal this 20 day of April, 2025.

[Signature]  
Notary Public

My Commission Expires 8/30/2026



AGREED TO AND ACKNOWLEDGED:

**VILLAGE OF ADDISON**, an Illinois municipal corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A**  
**PLAT OF SUBDIVISION**

[attached]

EXHIBIT A

# MEADOWS BUSINESS PARK OF ADDISON UNIT 5

BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13  
TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. (MEANS)

LAKE

STREET

SWIFT ROAD

7

6

PLAT  
R2001-112159  
JUN 08 2001  
9:19 AM

N  
1" = 60'  
GRAPHIC SCALE  
NOVEMBER 27, 2000

PREPARED BY  
EDWARD J. MOLLOY & ASSOCIATES, LTD.  
LAND & CONSTRUCTION SURVEYORS  
1210 N. WILSON STREET, CHICAGO, ILL. 60642 (312) 543-1200 FAX (312) 543-1206

PG 1062  
R2001-112159

SUBMITTED BY/RETURN TO:

MEADOWS BUSINESS PARK OF ADDISON  
1210 N. WILSON STREET, CHICAGO, ILL. 60642

AREA SUMMARY	
LOT 1	1.000 ACRES
LOT 2	1.000 ACRES
LOT 3	1.000 ACRES
LOT 4	1.000 ACRES
LOT 5	1.000 ACRES
LOT 6	1.000 ACRES
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LOT 79	1.000 ACRES
LOT 80	1.000 ACRES
LOT 81	1.000 ACRES
LOT 82	1.000 ACRES
LOT 83	1.000 ACRES
LOT 84	1.000 ACRES
LOT 85	1.000 ACRES
LOT 86	1.000 ACRES
LOT 87	1.000 ACRES
LOT 88	1.000 ACRES
LOT 89	1.000 ACRES
LOT 90	1.000 ACRES
LOT 91	1.000 ACRES
LOT 92	1.000 ACRES
LOT 93	1.000 ACRES
LOT 94	1.000 ACRES
LOT 95	1.000 ACRES
LOT 96	1.000 ACRES
LOT 97	1.000 ACRES
LOT 98	1.000 ACRES
LOT 99	1.000 ACRES
LOT 100	1.000 ACRES

EXHIBIT A

PAGE: 1 OF 2  
ORDER NO.: 2000-1252  
FILE: 13-40-10  
PLOT: 101





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THE SUBJECT PROPERTY IS ZONED "M-4" OFFICE/RESEARCH/INDUSTRIAL DISTRICT.

BUILDING STANDARDS  
JACO STREET: MINIMUM 100 FEET PER DEVELOPER'S AGREEMENT  
OTHER STREET: MINIMUM 40 FEET  
SIDE LOT: MINIMUM 40 FEET  
LAND STREET: MINIMUM 50 FEET PER DEVELOPER'S AGREEMENT  
FRONT: MINIMUM 30 FEET  
REAR: MINIMUM 30 FEET  
MINIMUM LOT AREA: 2 ACRES  
MINIMUM BUILDING HEIGHT: 3 STORIES, BUT NO MORE THAN 65 FEET.  
MAXIMUM FLOOR AREA: 140,000 SQ. FT.  
PARKING SPACES REQUIRED: 844 TOTAL PARKING SPACES.

[illegible][illegible][illegible][illegible][illegible]

LOT 1 IN MEADOWS BUSINESS PARK OF ADDISON TOWNSHIP, NO. 2, BEING A CONSOLIDATION OF LOTS 1 AND 2 IN MEADOWS BUSINESS PARK OF SAID TOWNSHIP, MUNICIPALITY, ACCORDING TO THE PLAN THEREOF RECORDED MARCH 12, 2014, AS DOCUMENT NO. 1001103879, IN SUFFAGE COUNTY, ILLINOIS RECORDS.

PROJECT REVISION RECORD			
DATE	DESCRIPTION	DATE	DESCRIPTION
06/01/2004	7 YEAR DRAFT		
06/11/2004	NETWORK COMMENTS		
07/19/2004	SMALLS 20%	08/02/2004	10% & 10% S&B

**LEGAL**

THIS DOCUMENT IS THE PROPERTY OF THE STATE OF TEXAS. IT IS LOANED TO YOU BY THE STATE OF TEXAS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE STATE OF TEXAS. IT IS TO BE RETURNED TO THE STATE OF TEXAS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE STATE OF TEXAS. IT IS TO BE RETURNED TO THE STATE OF TEXAS.

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO OTHER PARTIES OTHER THAN THOSE IDENTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

**2349 W LAKE**  
NVS PROJECT NO. 202401870-001  
LOT 1  
2349 W LAKE ST, ADDISON, IL

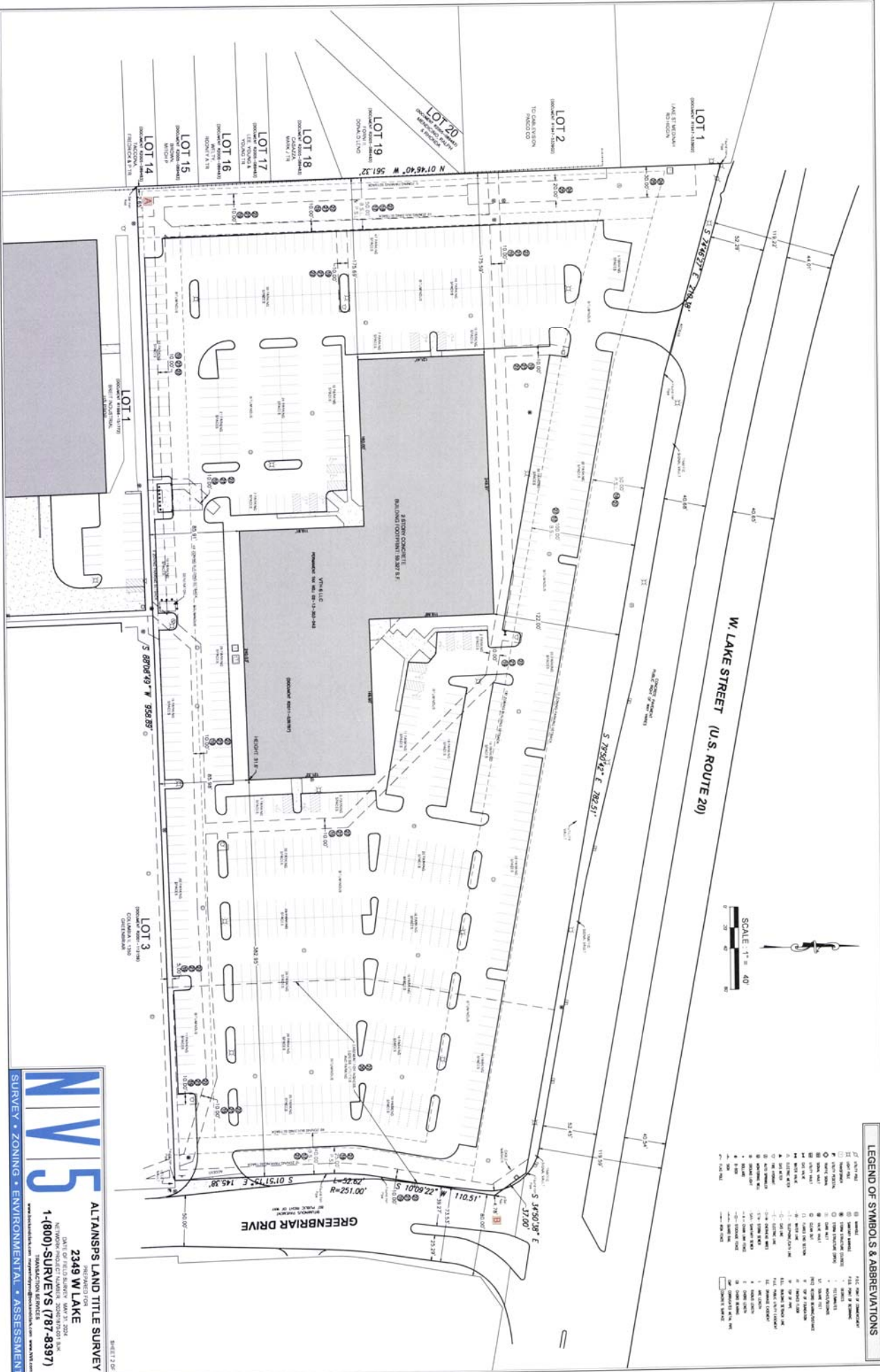
TO: ANDREW GONZALEZ, LLC (CENTRAL BANK, ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY, LAND SERVICES, USA, LLC, AND ROCK-A-CLAW CORPORATION, AN INDIAN COMPANY).

NAV

**Transaction Services**  
4550 Stephen Circle N.W., Suite 300, Canton, Ohio 44718  
www.BockandClark.com mayhelphyou@bockandclark.com www.NV5.com

**1-800-SURVEYS (787-8397)**

**SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT**

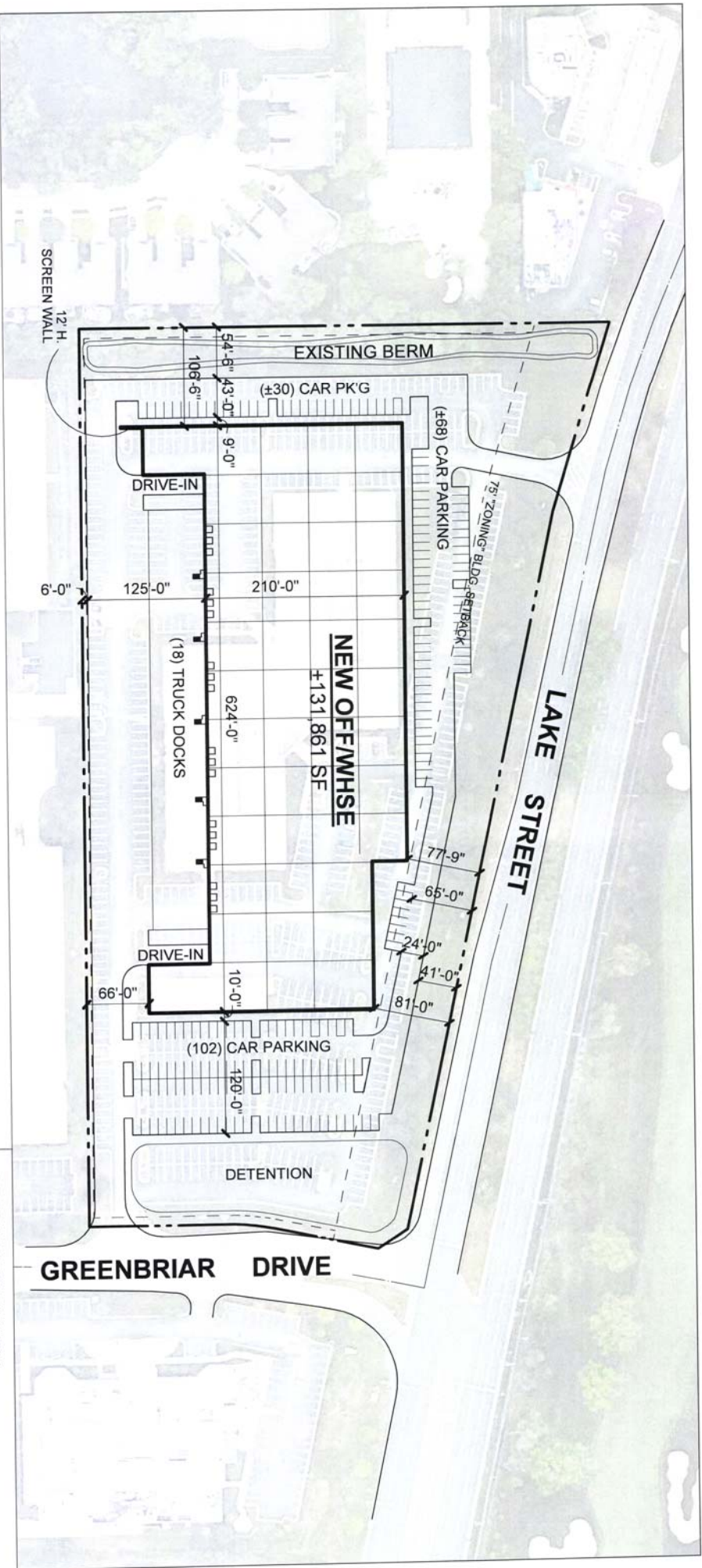


LEGEND OF SYMBOLS & ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	Survey Point	11	Survey Point
2	Survey Point	12	Survey Point
3	Survey Point	13	Survey Point
4	Survey Point	14	Survey Point
5	Survey Point	15	Survey Point
6	Survey Point	16	Survey Point
7	Survey Point	17	Survey Point
8	Survey Point	18	Survey Point
9	Survey Point	19	Survey Point
10	Survey Point	20	Survey Point
21	Survey Point	22	Survey Point
23	Survey Point	24	Survey Point
25	Survey Point	26	Survey Point
27	Survey Point	28	Survey Point
29	Survey Point	30	Survey Point
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85	Survey Point	86	Survey Point
87	Survey Point	88	Survey Point
89	Survey Point	90	Survey Point
91	Survey Point	92	Survey Point
93	Survey Point	94	Survey Point
95	Survey Point	96	Survey Point
97	Survey Point	98	Survey Point
99	Survey Point	100	Survey Point

**NVS**

ALTAIRPS LAND TITLE SURVEY  
2349 W LAKE  
DATE OF FIELD SURVEY: MAY 31, 2021  
1-(800)-SURVEYS (787-8397)  
www.nvsurvey.com



SITE AREA (±9.79 AC.)  
 BUILDING AREA  
 CAR PARKING  
 DRIVE IN OVERHEAD DOORS

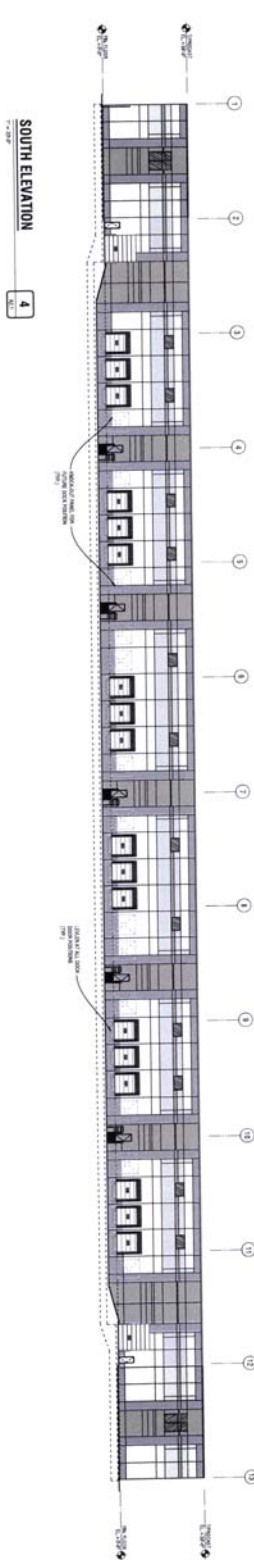
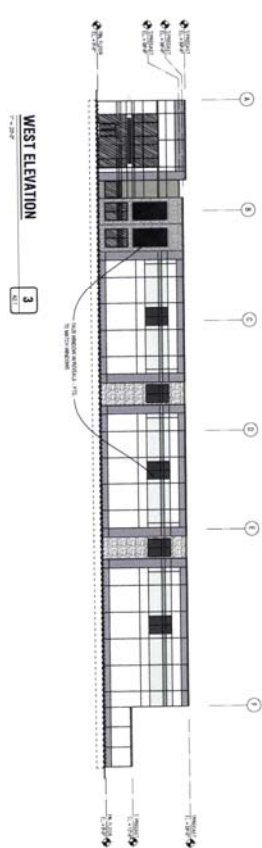
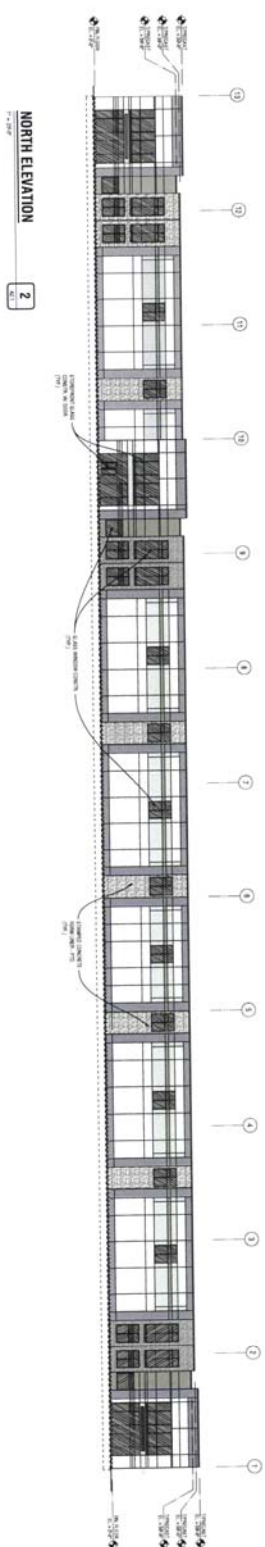
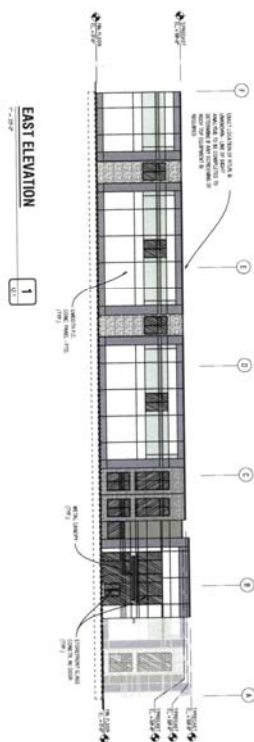
±426,603 SF  
 ±131,861 SF  
 ±200 STALLS  
 2 DOORS

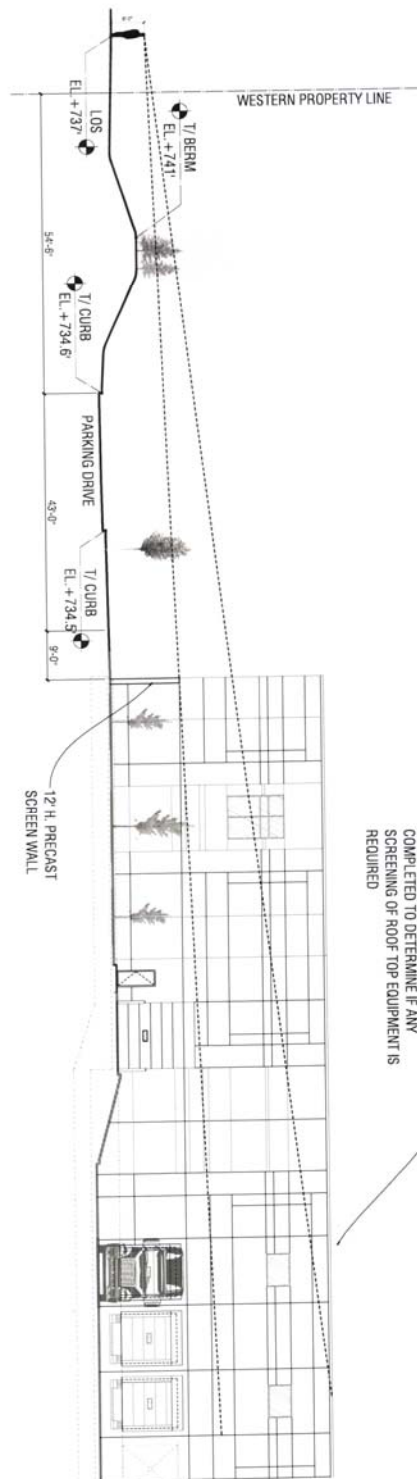
EXTERIOR DOCKS  
 FUTURE DOCKS  
 TOTAL EXTERIOR DOCKS  
 CLEAR HEIGHT  
 MAX ALLOWABLE HEIGHT

±18 DOCKS  
 ±14 DOCKS  
 ±32 DOCKS  
 32'-0"  
 40'-6"

CONCEPTUAL SITE PLAN FOR:  
**2349 W LAKE STREET**  
 ADDISON, ILLINOIS

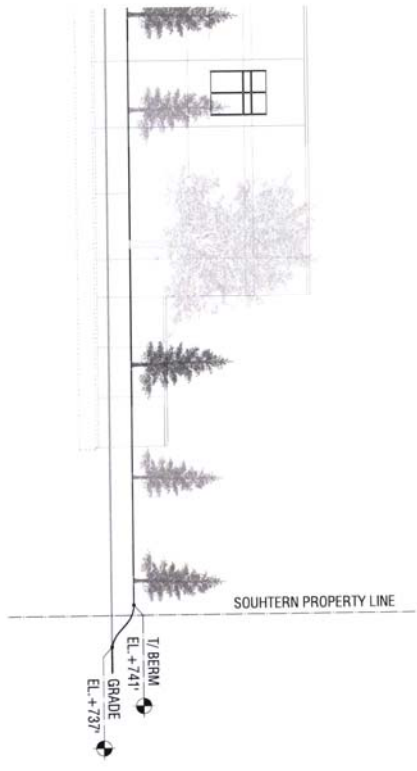




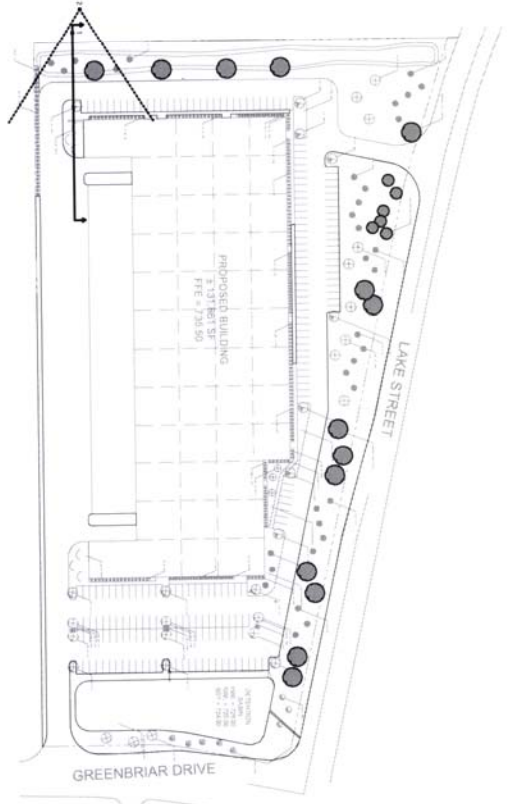


EXACT LOCATION OF RTU'S IS UNKNOWN -  
 LINE OF SIGHT ANALYSIS TO BE  
 COMPLETED TO DETERMINE IF ANY  
 SCREENING OF ROOF TOP EQUIPMENT IS  
 REQUIRED

LINE OF SIGHT - SW CORNER LOOKING NORTH  
 1



VIEW - SW CORNER LOOKING EAST  
 2



LINE OF SIGHT - KEY PLAN  
 3

DATE	DESCRIPTION	PROJECT NAME
04.27.2025	DESIGNED FOR REVIEW	MEADOWS
		SPECIALTY OFFICE INDUSTRIAL WAREHOUSE
		2349 W. LAKE STREET
		ADDISON, TX 76009

LOS  
 10/25/2025





DEPTH OF  
OFFSET  
PANEL: 10 1/2"

DEPTH OF  
RECESS: 1'-6"

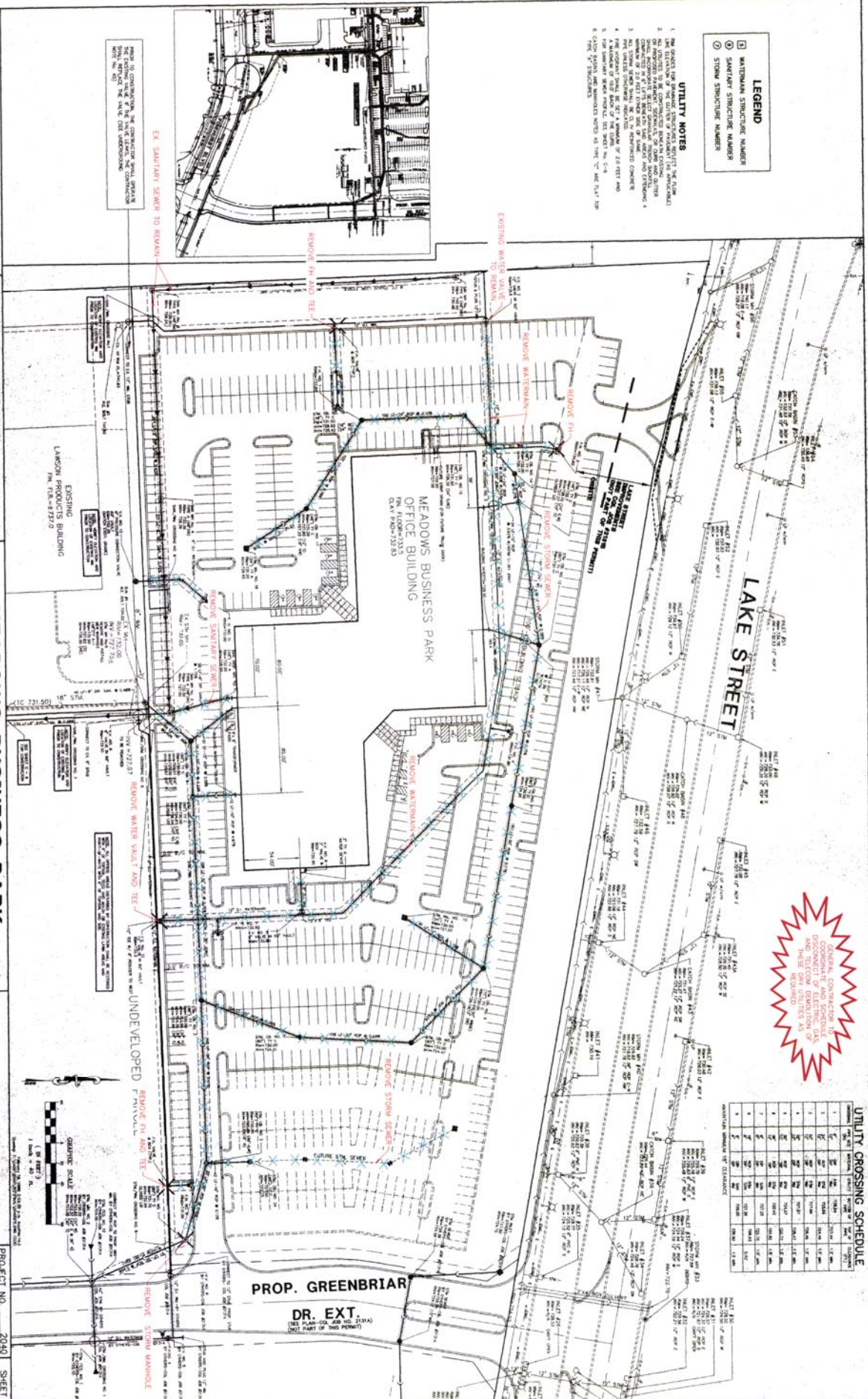
- LEGEND**
- 1. MAINLINE STRUCTURE NUMBER
  - 2. SANITARY STRUCTURE NUMBER
  - 3. STORM STRUCTURE NUMBER

- UTILITY NOTES**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
  2. ALL UTILITIES TO BE CONSTRUCTED SHALL BE SHOWN ON THIS DRAWING.
  3. ALL UTILITIES TO BE REMOVED SHALL BE SHOWN ON THIS DRAWING.
  4. ALL UTILITIES TO BE RELOCATED SHALL BE SHOWN ON THIS DRAWING.
  5. ALL UTILITIES TO BE DELETED SHALL BE SHOWN ON THIS DRAWING.
  6. ALL UTILITIES TO BE ADDED SHALL BE SHOWN ON THIS DRAWING.
  7. ALL UTILITIES TO BE MODIFIED SHALL BE SHOWN ON THIS DRAWING.
  8. ALL UTILITIES TO BE REPAIRS SHALL BE SHOWN ON THIS DRAWING.
  9. ALL UTILITIES TO BE REPLACEMENTS SHALL BE SHOWN ON THIS DRAWING.
  10. ALL UTILITIES TO BE REMOVED SHALL BE SHOWN ON THIS DRAWING.

GENERAL CONTRACTOR TO  
OBTAIN RECORD DRAWINGS  
AND FIELD SURVEY OF  
UTILITIES TO BE  
RECORDED

**UTILITY CROSSING SCHEDULE**

UTILITY	DATE	BY	REVISION
1	09/21/98	HL	1
2	09/21/98	HL	1
3	09/21/98	HL	1
4	09/21/98	HL	1
5	09/21/98	HL	1
6	09/21/98	HL	1
7	09/21/98	HL	1
8	09/21/98	HL	1
9	09/21/98	HL	1
10	09/21/98	HL	1



**COWHEY GUDMUNDSON LEDER, L.T.D.**  
300 PARK BOULEVARD  
ITASCAL, ILLINOIS 60143  
CONSULTING ENGINEERS (630) 250-9595

**REVISIONS**

NO.	DATE	BY	REVISION
1	09/21/98	HL	1
2	09/21/98	HL	1
3	09/21/98	HL	1
4	09/21/98	HL	1
5	09/21/98	HL	1
6	09/21/98	HL	1
7	09/21/98	HL	1
8	09/21/98	HL	1
9	09/21/98	HL	1
10	09/21/98	HL	1

**MEADOWS BUSINESS PARK  
OFFICE BUILDING**  
ADDISON, ILLINOIS

**UTILITY PLAN**

PROJECT NO. 2040  
DATE 09/21/98  
SCALE 1"=40'  
DESIGNED BY HL  
DRAWN BY HL  
CHECKED BY HL  
SHEET C-5  
C-8

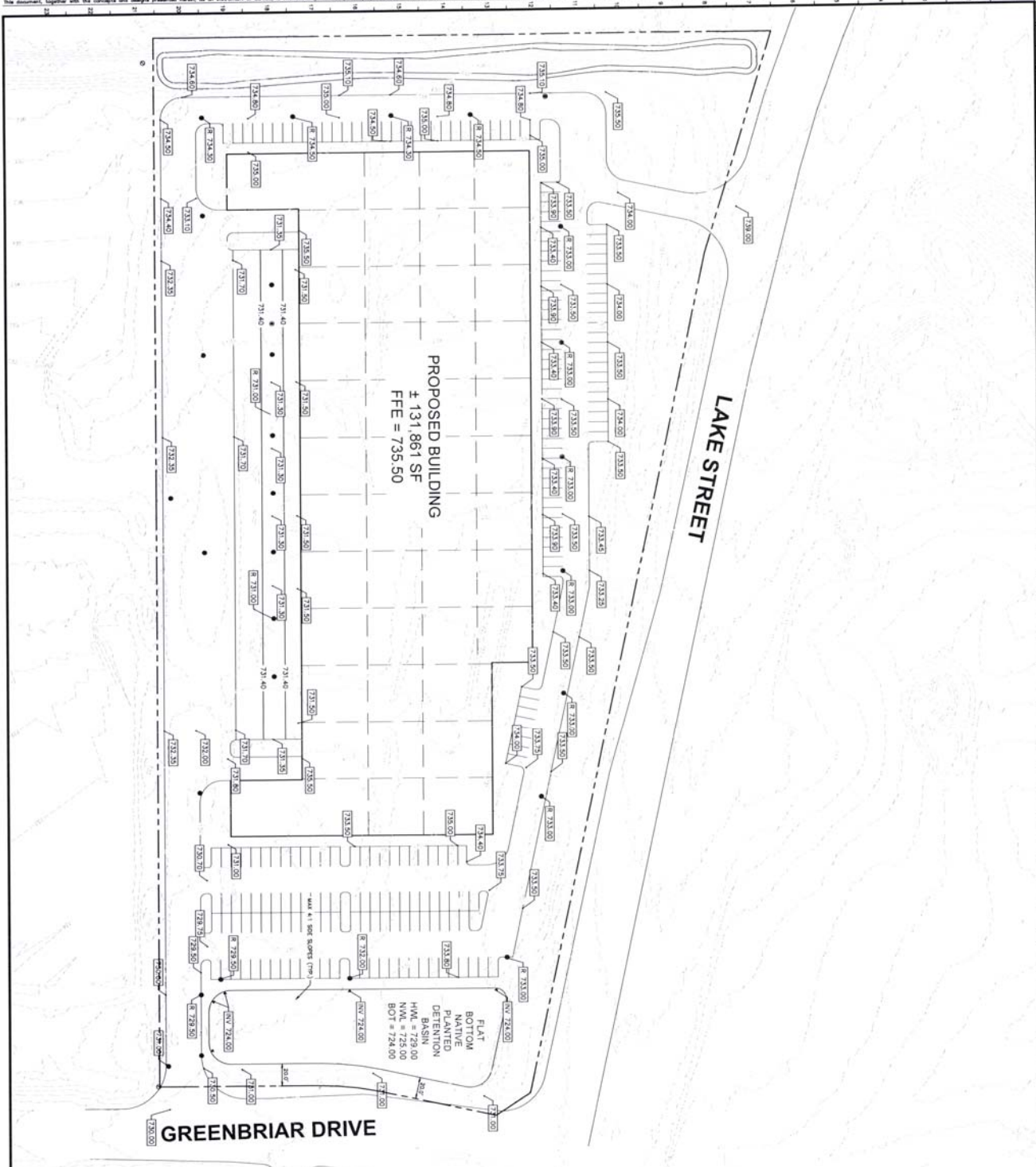




△	PER VILLAGE COMMENTS	05/02/25	CM
△	PER CLIENT COMMENTS	05/15/25	CM
△	PER VILLAGE COMMENTS	01/08/25	CM
No	REVISIONS	DATE	BY

[illegible]

Drawing name: K:\GIS\2004\2004020202\_01000\_01000\_01000.dwg User: jh101 Date: 02/25/2004  
 This drawing, together with the contract and design professional's seal, is an integral part of the project. It is intended solely for the specific purpose and project for which it was prepared. Review of and reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	ROAD LINE
	SLOPE AND FLOW DIRECTION
	NO-TEAR OVERLAP AND OVERLAP
	DETENTION BASIN 50'-54'
	DETENTION BASIN 54'-54'
	PROPOSED RETAINING WALL
	PROPOSED ACCESS ROUTE
	PROPOSED RETAINING WALL
	PROPOSED ACCESS ROUTE



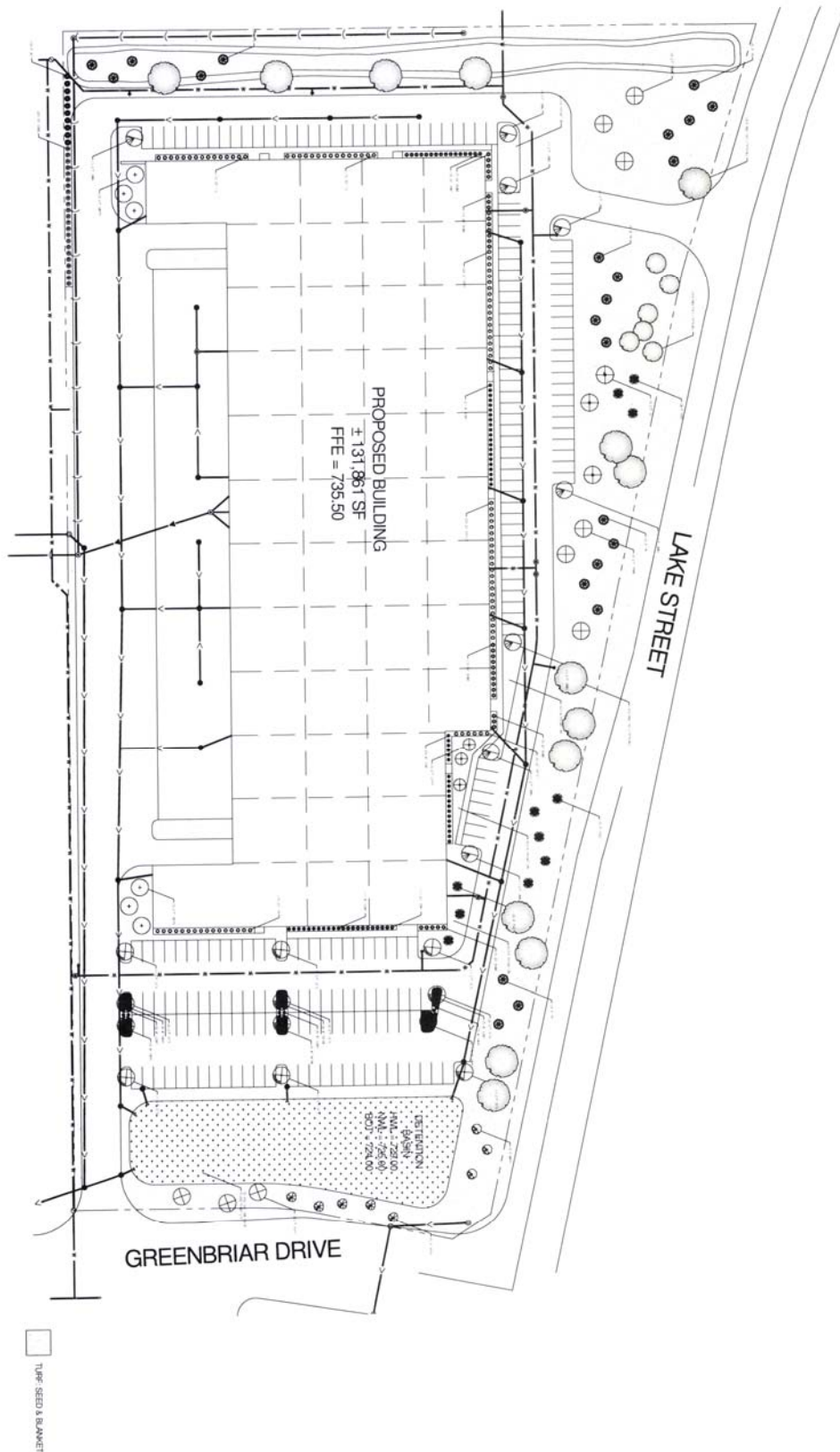
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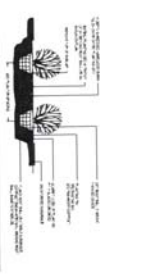
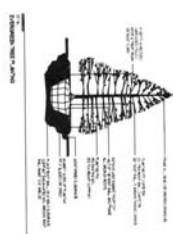
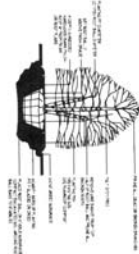
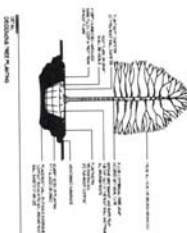
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#### REVISIONS

03.10.25 (OWNER REVIEW)  
03.18.25 (OWNER REVIEW)  
03.23.25 (OWNER REVIEW)



## PLANT LIST

[illegible]

NOTES:

- [illegible]

EMERGENT PLUGS PLANT LIST (30" o.c.)

[illegible]

**PREMIUM BLUEGRASS SEED MIX (4-5 LBS/1000 S.F.)**

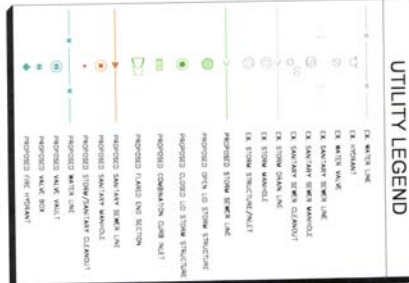
SEED	GERMINATION	ORIGIN
AWARD KENTUCKY BLUEGRASS	85%	OR
ALDORE KENTUCKY BLUEGRASS	85%	OR WA
MACPOT KENTUCKY BLUEGRASS	86%	OR WA
EMBERT KENTUCKY BLUEGRASS	85%	OR WA
FESTIA 4 PERENNIAL PINEGRASS	90%	MN
HANCOCK PERENNIAL PINEGRASS	90%	MN
NEERT MATTER	90%	MN
	1.11%	





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B	RE VISORIAL	DATE	R/Y

SCALE:	AS NOTED
DESIGNED BY:	OMW
DRAWN BY:	OMW
CHECKED BY:	JMP

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