

MINUTES OF THE PLANNING & ZONING COMMISSION  
VILLAGE OF ADDISON  
WEDNESDAY, SEPTEMBER 8, 2021

The Planning & Zoning Commission meeting of the September 8, 2021 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, Schmitt  
Absent: Kamide, McComb, Turk  
Also Present: Mike Crandall and Jennifer Henaghan, Village of Addison  
Mike Toika, Addison Fire Protection District

PUBLIC HEARING

**I. CALL TO ORDER – ROLL CALL**

**II. CONSIDERATION TO APPROVE THE MINUTES OF THE AUGUST 11, 2021 P&Z COMMISSION MEETING**

Chair Fotopoulos asked to table the August 11, 2021 minutes until the October 13, 2021 meeting. Mr. Schmitt made a motion to table the minutes, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

**III. PUBLIC HEARINGS AND RECOMMENDATIONS**

1. File #PZ-21-16, consideration of approval of an amendment to the Alexandra Pointe of Addison planned development agreement and Ordinance O-19-24 to allow for the construction of an independent senior living facility, an assisted living facility, and a memory care facility. The property located at 1100 W. Lake Street, Addison, IL 60101.

P.I.N.: 03-20-107-003, 03-20-107-006, 03-20-107-008, 03-20-107-009 and  
03-20-108-002, 03-20-108-007 and 03-20-108-008

Petitioner: Thomas Stiebel

This file was advertised in the August 23, 2021 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File PZ-21-16, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated this request is for amendments to the Alexandra Pointe of Addison Planned Development that was approved back in 2019 to allow for an alternate site design and 13 additional senior housing units. The 2019 approval granted approvals for 132 memory care, assisted living and independent living units. It also rezoned the property to the R4 District and granted exceptions for the number of parking spaces, loading berths, parking locations and for driveway width.

As compared to the previous approval, the new proposal has two drives onto Lake Street instead of one, and parking is now divided between the north and south of the building instead of being all along Lake Street. The proposed building no longer requires an exception for building height and the previous exception for driveway width has been eliminated.

As with the 2019 approval, the Planned Development would require exceptions for the number of parking spaces, loading berths and the parking setbacks. In working with Staff, the petitioner has revised the plans to relocate the trash enclosures to be further from the adjacent single family residences. All mechanical equipment has been screened and the height of the directional informational signs was reduced from 6 feet to 4 feet in order to comply with our sign regulations. The PUD will also include language indicating that in the event that the property is sold, the building must remain as a senior living facility unless otherwise approved by the Village Board. One of the main changes with this proposal is the design of the building. This has a multi-directional footprint giving a different appearance not of one large building. The proposed flat roof is much more a contemporary design and there is some additional detail about the design elements within the Staff Report.

The 2019 approval had established a parking requirement of 93 spaces, the current plans propose a total of 97 parking spaces which is slightly a lower parking ratio .03 spaces per unit less than what they had previously. In summary, Staff is recommending approval of the requested zoning actions.

The petitioner, Mark Seabold, architect for the project was present and sworn in.

Mr. Seabold showed the old and revised plans on the overhead.

Mr. Seabold said that they have been working with the Village and this is a much different project than what is was when it was approved a few years ago. The project was put on hold for a number of reasons but last year not a lot of senior living projects went forward.

Mr. Seabold said it was one large building with a drive circling all the way around, with a lack of exterior space for the residents to gather and have activities in. The building rearranged itself to be less of a big mass, trying to break down that scale. We have lots of different opportunities now for exterior amenities space. The utility and loading areas being in the back of the building. We were able to eliminate all that additional concrete so there will be a green buffer for in between the Alexandra Pointe and the retail to the west. The detention areas, we are going to make it a wet pond with a walking path around it. It is isolated right now with a lot of overgrowth there. It is about the same square footage as before. The parking was adjusted a little bit just based on the number of different types of units that were there but it still meets the same initial criteria that was approved.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Schmitt said the roof structure that you are proposing, is there a parapet that goes with it or are you looking at a zero edge to it. Mr. Seabold said it would be a zero edge. A single slope to the back and then we will incorporate drainage off the back that can then flow into the detention area. Any mechanical units that would be up there would be screened. Mr. Cargill said there isn't going to be real balconies. Mr. Seabold said it is an applied balcony on the outside of the sliding glass door. Mr. Cargill said can you sit out there? Mr. Seabold said no it is not big enough. Lower level units that are at grade will have patios. Chair Fotopoulos asked the Fire Department if they had any issues with the project or access to the building. Mr. Toika said the Fire Department is okay with the project. Mr. Cargill asked if there is going to be any fire brick walls within the building to isolate sections of the building. Mr. Seabold said yes and that we need those by required by Code because of the size of the building and also to separate out memory care from assisted living from independent living. Mr. Cargill said it won't be every unit they will be just in sections. Mr. Seabold said they will be building separations to separate the building, then all the units are separated by one hour fire rated construction. Chair Fotopoulos asked why you found the need to increase the units. Mr. Seabold said looking at the market, the building



square footage stayed the same but we were looking at more flexible space for the interior amenities and just as we started to really focusing those on the lower level so that we can get that direct interaction with the exterior we found that there was more room upstairs and we were able to add thirteen different units. Chair Fotopoulos said understanding the number of increase units of thirteen and the few additional parking spots, you plan to run this 24/7. How many people on staff at one time. Mr. Seabold said 35, there is a night shift and day shift. Chair Fotopoulos said out of the 35, you have medical staff on hand? Mr. Seabold said it is not a skilled nursing facility there will be some nursing staff but it has memory care but they are ambulatory memory care. Chair Fotopoulos said the parking for the employees are the parking spots in the back. Mr. Seabold said yes. Mr. Schmitt said how the remaining spaces are allocated. Do the residents have spaces or is it just guest parking. Mr. Seabold said no there will be parking for the independent living residents and the assisted living residents. It is tearing down and those were the percentages that were given to us by Senior Living Provider Charter. Independent living is closely slightly less than 1 to 1, assisted living goes down from there and memory care does not have any parking for the residents. Chair Fotopoulos said there is no indoor parking for the residents at all. Mr. Seabold said there is no indoor parking. It is all surface parking. Mr. Schmitt asked Jennifer Henaghan how does this compare to other products that are within Addison in terms of the parking and is it performing ok in term of the counts. Ms. Henaghan said as she recalls, the previous parking ratio was pretty close to what was approved for the Clarendale Development which is the only other one that she knows of in terms of recent construction. This will be slightly below that but they also changed the mix of units to be fewer independent living. They scaled down the parking spaces by the type so with more memory care those don't have any parking provided with them and a little less with the assisted living as well. Mr. Seabold said the parking requirements that were part of the revised rezoning documents was 7 spaces for the 27 memory care units and that is a quarter of a space per unit, 25 spaces for the assisted living which is a third of a space per unit and 27 for independent living which is seventy three quarters of a space per unit and then 30 stalls for the employees for a total of 89 and we actually have 97 on site, so we do have a buffer there. Mr. Cargill said there is at least one parking spot for every independent living. Mr. Seabold said there is three quarters of a parking spot for each independent living unit. Out of the 36 units there are 27 spaces. Mr. Cargill said you are assuming that people are going to live there that don't have a car. Mr. Seabold said yes. Chair Fotopoulos said we have people who are going to live there and 36 independent living what about the people that come visit the people who don't drive or come out. I don't see the parking spots for the visitors Mr. Seabold said it is between the buffer, the 89 and 97 so there is eight different parking spots there and this is all based on the senior providers. Chair Fotopoulos said you added more amenities than last time. I don't even remember a dog path. Mr. Seabold said with the additional green space we were looking for different options that differentiate the senior living facility from others.

Chair Fotopoulos asked if the audience had any questions.

Jenny Calcara 1223 Surrey Road had questions about the back view. Her mom's house is directly behind the detention pond. What is going to happen to the landscaping in the back? She has seen surveyors come out tagging the trees. If the walking path is going to come around that end, where there still be that existing landscaping or how dense will it be? She is concerned about the service areas where the garbage pickup is going to happen and ambulances, etc. Mr. Seabold said right now there is some heavy growth on the bank side of that drainage area and there is a lot of fences along the residential areas. The plan that you had previously they weren't doing anything along that back area. Mr. Seabold showed Ms. Calcara the plan on the overhead. Chair Fotopoulos asked if they will have to submit a landscaping plan. Ms. Henaghan said they have submitted one as part of this. Mr. Cargill asked if they will bubble the pond so it doesn't get stagnant. Mr. Seabold said it will have something in there.

Ron Ristich, 1060 and 1070 Eighth Avenue said there property is right next door to this and how is it going to affect our homes, is there going to be a fence, is garbage going to be all over. Mr. Seabold said showed the plan on the overhead and went over where everything will be. Mr. Ristich asked about traffic. Chair Fotopoulos asked if he received a letter. Mr. Ristich said he was out of town for two weeks. Chair Fotopoulos said that we sent out notices. Chair Fotopoulos asked if there was a traffic study done. Ms. Henaghan said back in 2019 when this was initially approved, yes they did perform a traffic study. Chair Fotopoulos said the study she read didn't have any major impact. Ms. Henaghan said correct. Chair Fotopoulos said the traffic study that was done, does demonstrates that there is not a major impact. These people are not coming and going. The only people coming and going are the employees. There are deliveries, food service and linens a few times a week.

Mike Lombardo, 1227 Surrey said he lives at the very west end of the pond. Who will maintain the retention area and is there going to be more screening on the south side. Mr. Seabold said there will be screening along the north side of the pond and Alexandra Pointe will be completely responsible for all the maintenance. Mr. Lombardo said are you going to put screening on the resident's side of the pond. I don't see room for screening between my fence and the walking path. Mr. Seabold said the detention area we are doing everything we can because we can't affect the size of that. It goes right up to your fence line now so we are trying to incorporate that path up against the fence and as much landscaping as we can. Mr. Lombardo would like to see the walking path be eliminated, the maintenance of the pond and the screening. Mr. Lombardo asked how we get a resolution to this.

Attorney Freeman said this Commission will make a recommendation and the recommendation may or may not include the inclusion of the walking path. If that recommendation goes forward, it will then be heard by the Village Board and Committee. The Committee may or may not include a walking path. Once the Committee considers it, the entire Village Board will then have to make a decision as to whether or not to approve this with or without a walking path. The answer is no decision tonight is going to be final, so at some point during the process you would have an opportunity to ask this Commission tonight, the Committee and the Village Board if it moves forward from there to remove the walking path from the plan, assuming it gets that far. Mr. Lombardo said he isn't against the project, he is just concerned about the maintenance of the pond, screening and the walking path for all of the residents that live in those houses.

Chair Fotopoulos asked the Fire Department if they have any concerns and when the sirens are used. Mr. Toika said the lights and sirens are at the discretion of the crew. IDOT requires us to use our emergency sirens and lights whenever we are on the road going to an emergency. If the call is an non-emergency type call we have the option to turn them off. Since it is Lake Street you will have lights and sirens. Our ambulances, according to the way the plan is laid out will be at the front of the building and not at the back.

Jenny Calcara 1223 Surrey Road asked if the emergency entrance is to be in the front of the facility. Mr. Seabold said yes. Ms. Calcara said she disagrees with what the Fire Department said. The level of noise will increase, and also you need to modify the walking path. If there is a solution that we can be part of any future consideration or meetings. Chair Fotopoulos said she recommends that she stay in contact with Jennifer Henaghan of Community Development.

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

Mr. Schmitt said looking at the overall plan, he likes the changes that were made but has concerns about the space along the north property line. It seems that you don't have enough to do plant material and a path. If you could study that in sectional a little more and see if there is a potential of pushing it off the property line a little bit to get some more landscape in there, I think it would help a lot and even the potential of offering some landscaping on the opposite side because there is not a lot of room there. Otherwise, you have added landscape to the west to kind of hide the back side of all the retail. There is just not a lot along the north where most of the residents are. The garbage area has been taken care of around those two lots, if you can extend the landscape a little more to the north I think it will help too. The overall plan that was approved before, I commend the changes that were made in the site plan. It is not as brutal but a little softer. I would like to see a parapet on the buildings because with a flat roof you are going to have a lot of things are going to be up there seen, and I don't know how much screening you will be able to do for all that. A two foot parapet will hide the majority of all that and just clean up everything.

Mr. Schmitt made a motion to close PZ-21-16, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Mr. Schmitt made a motion to open PZ-21-16 for consideration, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.



Consideration of File PZ-21-16 as described above.

Mr. Schmitt made a motion for a positive recommendation for approval of the amendment for Alexandra Pointe of Addison Planned Development Agreement and Ordinance O-19-24 to allow for the construction of an independent senior living facility, an assisted living facility and a memory care for the property located at 1100 W. Lake Street, and also I would like them to come back or present some additional options for the path in the back in consideration of how that section is going work and if there is potential to get some more landscape in there and to really provide a buffer in the back. I would also like you to take a look at the roof screening and just the detail for that in terms of how it's coming together as you move forward, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

Mr. Schmitt made a motion the close File #PZ-21-16, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

2. **File #PZ-21-17**, consideration of approval of rezoning to the M4 Planned Office Research/Industrial District, a plat of resubdivision and a special use for a planned development with variations and exceptions. The property is located at 174 N. Addison Road, Addison, IL.

P.I.N.: 03-28-112-006, 007, 008, 009, 011, 012, 014, 015, 022, 023, 024, 025  
And 026

Petitioner: PDC Chicago, LLC

This file was advertised in the August 23, 2021 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion to open File #PZ-21-17, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the developer is requesting approvals to allow for the construction of an office and warehouse building at the northwest corner of Addison Road and Moreland Avenue. A small remnant parcel would be conveyed to the Village to separate the warehouse from Lake Street. The proposed development will require approval of a plat of resubdivision, rezoning to the M4 district and approval of a planned development with exceptions for the setback along Moreland, parking within the required front yard and overnight truck and semi-trailer parking and loading not screened from view as well as variations to the Village's requirement for detention basins. The required setbacks would be by code 75 feet from Addison Road and 40 feet from all other lot lines. The proposed site plan would require two variations; one to allow the building to 30 feet from Moreland and another to allow parking within the 75 foot setback along Addison Road.

The M4 District requires all loading facilities and overnight truck storage to be screened by a masonry wall equal to the height of the first floor of the principal building. In this case that would require a 38 foot high wall. Rather than provide that 38 foot high wall, the petitioners proposing to screen the loading area from the adjacent residential properties and the church with the combination of berming and fencing. The proposed berm would be roughly 4 to 7 feet tall with an 8 foot high vinyl fence on the top of the berm. The requested slope variation for the detention site basin allows the berm to be taller providing more screening than would otherwise be possible. The outward facing side of the berm would be planted with shade trees and shrubs to soften the appearance of the fence as viewed from the adjacent residential areas. The petitioner has agreed to shield all parking lot and building lighting so that it directs downward. The sidewalk along Addison Road will be continued north to Lake Street. The northern driveway along

Addison Road will be modified to be right in only with no right out. Other modifications to the engineering plans include the overland flood route which would be directed to flow toward Moreland and the detention wall will be made out of modular brick. Currently, the petitioner is working with ComEd on a proposal to bury all overhead utility lines along Addison Road. Staff and the petitioner have worked on an agreement for the allowed uses which will allow everything allowed within the M4 district with a few exceptions that will not be allowed, those being: bingo parlors, clubs and lodges, hotels, Motels, research and development laboratories and cannabis related businesses. The building will be 38 feet high at its tallest point, which is well below the maximum 65 feet allowed by the Zoning District and the exterior of the building will be precast concrete stained in various shades of gray with horizontal accents to break up the height of the structure. The northeast and southeast corners of the building will have nearly full height tinted glass curtain walls and all elevations will include gray-tinted clerestory windows. Staff is recommending approval of the requested zoning actions.

The petitioners, Jason Rosenberg and Daniel Stevens were present and sworn in.

Mr. Rosenberg said they plan is to develop an industrial building. Mr. Rosenberg showed the color coded subdivision plan on the overhead. They will be swapping the hard corner at Lake Street and Addison Road. It is a much more valuable corner that provides some screening from Lake Street and Addison Road. Mr. Rosenberg showed the site plan on the overhead. Mr. Rosenberg said there will be a three glass entry office along Addison Road, one at the north corner, middle and south corner. All car parking will be at the front of the building on the east side and the north. The Fire Department diagonal drive on the northwest corner is to provide them access around the building in case of an emergency. Truck loading is on the west side of the building reloaded with access off of Moreland only, and they would go from Moreland to Addison Road. The detention is in the rear of the property. The dock area will be screened. Currently the office building is about 30 feet off the property line. Mr. Rosenberg showed the landscaping plan. There will be a little more landscaping along the north property line, and also to save existing trees. The houses will be torn down that exist on the property before the swap goes through and then we will seed and blanket it so it will be grass in the existing landscaping plus the landscaping that we put in.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Cargill asked how high will the retaining wall be. Mr. Dan Stevens said it is about 5 to 8 feet in some parts and it will be landscape blocked. Mr. Cargill asked if it is a dry or wet pond. Mr. Stevens said a dry basin. Chair Fotopoulos asked if the Fire Department is good with everything. Mr. Toika said yes. Chair Fotopoulos said you will be tearing down the Green house, commercial properties and the garages. Mr. Stevens said yes and the Village wants us to tear down the white house but that is not on our property, so we will just need to get a Grant of Easement to do it.

Chair Fotopoulos asked if the audience had any questions.

Mr. Richard Aiello, 30 E. Moreland stated that maybe some of the visionaries for the Village would look more favorably on this large parcel of land as an opportunity to maybe segway the southwest corner of Addison Road and Lake Street into what it is known as 1 Friendship Plaza. Being that this property is almost contiguous with St. Paul Lutheran Church, the Village Green, 1 Friendship Plaza and the Addison Historical District. A development of single family homes, condos or other residential townhomes would make the area look so much better to anyone now approaching the gateway from Addison Road coming north to the intersection. Residential development would make this whole area including 1 Friendship Plaza a whole neighborhood to the Village. If this project goes through it would probably preclude any other interested parties in doing any of the residential development in the area because it would set the pace for what is there. Mr. Aiello's concern about stormwater detention, the proposed development is going to have a vast amount of impervious area, does the stormwater retention address what type of rainfall event would overcome the water capacity and at what point would the retention no longer serve its purpose. Would there be any provision to prevent semi-trucks from travelling eastbound on Moreland Avenue east of Addison Road? There would be a fair amount of semi's and is there any system that would be able to mitigate or resolve fuel spills, hours of operation, trucks idling and noise. What types of products will be stored and manufactured and anything hazardous.

Mr. Stevens said as far as the stormwater code goes, we follow DuPage County Ordinance which is very sophisticated and we will meet the 100 year 24 hour event. The design is basically 8.6 inches of rain in one day. We are required to store that on site before any would over top the basins. The trucks going the other direction, we would be open to signage. The fuels and all of the water and drainage will be contained on site.

We have pre-treatment upstream of the detention basins, a lot of times there is a filter in the catch basins to prevent that. Mr. Rosenberg said in terms of the uses, we are working with Village Staff on a developmental agreement. One of the parcels is currently zoned M2 which is significantly more impactful than M4. It will be a pretty light industrial area.

Adrienne Gaerlan, 16 E. Natoma asked about widening or lane configuration from Moreland. Mr. Mike Crandall of the Village said there are no plans to widen the street. The streets are standard street widths. It is the same size in the industrial park.

Ms. Henaghan explained the zoning. She stated that right now the area is a combination of three different zoning districts. Some of it zoned R2 Single Family, some commercial along Addison Road, there is a portion that is still in the B3 Service District and the remainder primarily along Moreland is zoned M2 which is one of our heavier general manufacturing districts.

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

Mr. Schmitt made a motion to close the public hearing, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-21-17 as described above.

Mr. Schmitt made a motion to open PZ-21-17 for consideration, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Mr. Schmitt made a motion for a positive recommendation for the approval of the rezoning to the M4 Planned Office Research Industrial District, a Plat of Resubdivision and a Special Use for a Planned Development with variations and exceptions as noted for the property located at 174 N. Addison Road with the Staff recommendation for limitations and prohibited uses as listed in their recommendations, seconded by Mr. Ariano. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

Mr. Schmitt made a motion to close File #PZ-21-17, seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.

3. File #PZ-21-18, consideration of approval of a pre-annexation agreement for the subject property. The property is located at 4N196 Mayfair Drive in unincorporated Addison, IL.

P.I.N.: 03-22-404-007

Petitioner: Ionut Biris

This file was advertised in the August 23, 2021 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion to open PZ-21-18, seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.



Jennifer Henaghan of the Village of Addison stated the petitioner is requesting a Pre-Annexation Agreement for the vacant residential property located at 4N196 Mayfair Drive so that the owner can build a new single family home and connect to Village utilities. It touches the Village Boundary right now just with a corner touch which is not sufficient to establish contiguity for the purposes of annexation which this a pre-annexation agreement versus straight annexation.

The proposed annexation would be compatible with the Comprehensive Plan which recommends residential uses in this area and the proposed house will meet all Village setback requirements for the R1 District, so no variations would be necessary. The petitioner is proposing a front elevation with stone around two of the three garage doors with the rest of the structure being clad and siding. This is a little different from what the Village usually requires with pre-annexation agreements for 50% brick or some other masonry requirement as part of the agreements. The one other item since will be built within DuPage County under the County's regulations something the Village has done in the past is require that the home almost meet the Village's Building Code standards so that is something that we would like to add within the pre-annexation agreement so they will get their building permit from DuPage County and the Village would also receive a copy of the plans and review those to verify that they comply with all of the Village's requirements as well.

Mr. Ionut Biris, the petitioner was present and sworn in.

Mr. Biris stated that he would like to build a new single family home and live in it. We will be connecting to water and sewer. We will be going through DuPage County for permits.

Chair Fotopoulos asked if the Plan Commission had any questions.

Chair Fotopoulos asked the petitioner if he had any objections with following the Addison Building Codes to comply with us. Mr. Biris said no. Chair Fotopoulos said that she understands the ComEd about the 50% brick, but it doesn't necessarily have to be brick. It can be any type of masonry work. Is stucco acceptable? Ms. Henaghan stated not as masonry but if that is what the Planning & Zoning Commission wants to recommend. Mr. Cargill asked where the sewer and water in relation is. Mr. Biris said it is on the south corner of the lot. We will have to extend the sewer and water line pass our lot and then connect to it. Mr. Cargill asked what the surcharge is for someone who is not in the Village but is using our sewer and water. Mr. Mike Crandall, Village of Addison stated that as he understands the fee is the same. There is no surcharge, it is the same fee as we would charge for any other resident.

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

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

Mr. Schmitt made a motion to close PZ-21-18, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-21-18 as described above.

Mr. Schmitt made a motion to consider PZ-21-18, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Mr. Schmitt made a motion for a positive recommendation for the consideration of PZ-21-18 for the property located at 4N196 Mayfair Drive for the pre-annexation agreement for the selected property, seconded by Mr. Ariano. Chair Fotopoulos asked if there was any discussion. There were none. Roll call was taken.

Motion passed unanimously.



Mr. Schmitt made a motion to close the PZ-21-18, 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 stated that we will be having an October 13, 2021 meeting.

**VI. ADJOURNMENT**

Mr. Schmitt made a motion to adjourn the meeting at 8:25 p.m., seconded by Mr. Ariano.

Motion passed unanimously.

Respectfully submitted,

*Georgianne Jakubowski*  
Georgianne Jakubowski

# PLANNING & ZONING COMMISSION, SEPTEMBER 8, 2021

PLEASE SIGN IN

NAME	ORGANIZATION AND/OR ADDRESS
ALEX MURMAN	SHIVE - HATTERY
Thomas Stichel	SLC of Addison
MARK SEABOARD	SHIVE - HATTERY
JENNY CALCARA	1223 Survey Road
Ed Seacinkalo	1048 Jamey Ln
Betty Seacinkalo	1048 Jamey Lane
RICK AND ROMONA HIEGEL	30 E. MORELAND
Mike Toika	ADDISON FIRE
Jim + Carol Long	974 1st St
JOHNT BIRIS	411212 MAYFAIR
Debbie + Nick LIEGGI	1218 W. HUNTER CT.
LARRY HARTWIG	1283 W. Lake St #303
GARY MURKOWSKI	1211 W. 22nd St OAK BROOK
TONY + ADRIAN GARCIA	16 E. NATOMA AVE