



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING
AGENDA

PLANNING AND ZONING COMMISSION

PUBLIC HEARING/BUSINESS MEETING

WEDNESDAY, SEPTEMBER 9, 2026

DATE: Wednesday, September 9, 2026

TIME: 5:30 P.M.

PLACE: Addison Village Hall
1 Friendship Plaza
Addison, IL 60101

Chair – Marianne Fotopoulos

Member – Edward Cargill

Member – Tony Culotta

Member – Donald McComb

Member – Timothy Schmitt

Member – Michael Todorovic

Member – Mark Turk

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE JUNE 10, 2026 PLANNING AND ZONING COMMISSION MEETING

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. **File #PZ-26-10**, consideration regarding approval of a variation from the off-street loading and off-street parking requirements for blacktopped or concrete to allow asphalt grindings in the rear yard. The property is located at 1545 Wrightwood Court in Addison, IL 60101

P.I.N.: 03-30-401-001

Petitioner: Carl T. Mason of Executive Recycling of IL

The Public Notice was advertised in the August 25, 2026 issue of the Daily Herald Newspaper.

Consideration of File #PZ-26-10 as described above.

THIS FILE WILL BE TABLED TO THE NEXT MONTHLY MEETING OF OCTOBER 14, 2026.

2. **File #PZ-26-09**, consideration of a Plat of Vacation for the property located at 2349 W. Lake Street, Addison, IL 60101.

Petitioner: LPC Addison II, LP – Vince Pergande

1 Friendship Plaza Addison, IL 60101-2786 Tel. (630) 693-7530

www.AddisonAdvantage.org

3. **File #PZ-26-07**, consideration of approval of a Special Use for auto sales on the property. The property is located at 35 E. Blecke Avenue, Addison, IL and is within the B3 Service Business District.

P.I.N.: 03-33-208-002

Petitioner: Tsend Zorigt

The Public Notice was advertised in the August 25, 2026 issue of the Daily Herald Newspaper.

Consideration of File #PZ-26-07 as described above.

IV. AUDIENCE PARTICIPATION

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

VI. ADJOURNMENT

Approved: Michael Crandall
Michael Crandall
Director of 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, JUNE 10, 2026**

The Planning & Zoning Commission meeting of the June 10, 2026 meeting was called to order at 5:30 p.m. by Chair Fotopoulos.

Present: Cargill, Fotopoulos, McComb, Schmitt, Todorovic, Turk
Absent: None
Also Present: Mike Crandall and Consuelo Arguilles, Village of Addison, Village Attorney Dave Freeman, Fire Marshal Dan Medina, Addison Fire Department and Court Reporter Hayley Goodwin

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

**II. CONSIDERATION TO APPROVE THE MINUTES OF THE MAY 13, 2026
PLANNING AND ZONING COMMISSION MEETING**

Mr. Cargill made a motion to approve the minutes of the May 13, 2026 Planning and Zoning meeting, seconded by Mr. Turk. 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-25-16**, consideration of approval of an annexation agreement, rezoning to the R3C Multiple Family Residence District (Medium Density), a resubdivision and a special use for a planned development with variations and exceptions to allow for the construction of a 49-unit single-family residential development, consisting of 16 ranch homes and 33 townhomes

P.I.N.: 03-28-427-018, 03-27-322-019, and 03-27-323-018

Petitioner: Maurizio Gagliano

The Public Notice was advertised in the May 26, 2026 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion to open File #PZ-25-16, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Court Reporter Hayley Goodwin was present at the meeting and prepared verbatim the transcript and record of the public hearing.

Mr. Turk made a motion to close File #PZ-25-16, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-25-16 as described above.

Mr. Schmitt made a motion for a positive recommendation for File #PZ-25-16 for a special use for the planned development and variations and exceptions to allow for the construction of the 49 unit, single family residential development, consisting of 16 ranch homes and 33 townhomes comply with the standards and recommendations approval of the requests and the following conditions are recommended, please see staff report comments 1-9, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion. There were none. Roll call was taken. Mr. Schmitt and Chair Fotopoulos voted no.

Motion passed unanimously.

2. AUDIENCE PARTICIPATION - None

3. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN – None

4. ADJOURNMENT

Mr. Turk made a motion to adjourn the meeting at 8:15 p.m., seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Respectfully submitted,


Georgianne Jakubowski

PLANNING & ZONING MEETING, JUNE 10, 2026

PLEASE SIGN IN

NAME	ORGANIZATION/ADDRESS/EMAIL/PHONE NUMBER
Pat Bowers	345 DRAKE ADDISON
Bob Bowers	345 DRAKE
Mary Butler	344 Palmer Ave Addison
Michael Butler	344 Palmer Ave "
Mary Dault	3405 Central Ave "
CAL HUDSON	3405 CHATHAM
Ed GRAFT	245 SYALE
Yolanda Salsas	416 So. Cherry Hill CT. "
Cherie Graft	245 Syale Ave
Ed Castillo	207 E Fullerton Ave Addison
Don Corona	420 S. Ardmore Ave Addison
George Battista	187 W 4th Bloomington
Javier Masera	174739 Fullerton Ave Addison K

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