



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING
AGENDA

PLANNING AND ZONING COMMISSION

PUBLIC HEARING/BUSINESS MEETING

WEDNESDAY, OCTOBER 14, 2026

DATE: Wednesday, October 14, 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 SEPTEMBER 9, 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-26-06**, consideration regarding annexation and a pre-annexation agreement between the Village of Addison and the owner to construct a single-family residential home at 208 Catalpa Street. The property is located at 208 Catalpa Street in Addison, IL 60101.

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

www.AddisonAdvantage.org

P.I.N.: 03-22-311-003

Petitioner: Alice Janiszewski

The Public Notice was advertised in the September 29, 2026 issue of the Daily Herald Newspaper.

Consideration of File #PZ-26-06 as described above.

3. **File #PZ-26-11**, consideration regarding variations from the minimum driveway width requirement, from 24 feet to 22 feet, and from the minimum parking requirement, from 10 spaces to 8 spaces, for the property located at 329-31 N. Addison Road. The property is located at 329-31 N. Addison Road, in Addison, IL, 60101.

P.I.N.: 03-28-208-029

Petitioner: Isla Rivera-Trujillo

The Public Notice was advertised in the September 29, 2026 issue of the Daily Herald Newspaper.

Consideration of File #PZ-26-11 as described above.

4. **File #PZ-26-13**, consideration regarding an amendment to a Planned Residential development and radio tower approved by Ordinance O-95-75 for Town and Country Homes (Moody Bible Parcel) to allow for the construction of an additional radio tower, television towers, and related improvements, consisting of a 311' radio tower which will include a 10'x10' equipment cabinet, a chain link fence, maintenance building, satellite dishes, gravel path, and concrete pad at 700 W. Moreland Avenue. The property is located 700 W. Moreland Avenue in Addison, IL, 60101.

P.I.N.: 03-29-203-008

Petitioner: Bill Murdoch

The Public Notice was advertised in the September 29, 2026 issue of the Daily Herald Newspaper.

Consideration of File #PZ-26-13 as described above.

5. **File #PZ-26-14**, consideration of hearing testimony regarding a pre-annexation agreement between the Village of Addison and the petitioner, annexation, rezoning from R1 Single Family to B1 Business Professional Office, a plat of subdivision, and a special use for an automobile service station and automobile laundry facility located at

251 N. Rohlwing Road, also known as 251 S. Army Trail Road, and 20W561 Army Trail Road. The property is located 251 N. Rohlwing Road, also known as 251 S. Army Trail Road, and 20W561 Army Trail Road in Addison, IL, 60101.

P.I.N.: 03-30-103-023, 03-30-103-024, 03-30-103-029, 03-30-103-030

Petitioner: True North

The Public Notice was advertised in the September 29, 2026 issue of the Daily Herald Newspaper.

Consideration of File #PZ-26-14 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, SEPTEMBER 9, 2026**

The Planning & Zoning Commission meeting of the September 9, 2026 meeting was called to order at 5:30 p.m. by Chair Fotopoulos.

Present: Culotta, Fotopoulos, McComb, Schmitt, Todorovic, Turk
Absent: Cargill
Also Present: Consuelo Arguilles, Village of Addison and Village Attorney Pat Miner

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

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

Mr. Turk made a motion to approve the minutes of the June 10, 2026 Planning and Zoning meeting, seconded by Mr. McComb. 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-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.**

Mr. Turk made a motion to table File #PZ-26-10 to the October 14, 2026, seconded by Mr. Schmitt. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

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

Mr. Turk made a motion to open File #PZ-26-09, seconded by Mr. Schmitt. Roll call was taken. Motion passed unanimously.

Consuelo Arguilles of the Village of Addison stated this property is 2349 W. Lake Street and this is the site of an existing redevelopment project with the Village of Addison. There is an existing 10-foot public utility easement that contains an existing public watermain loops around the existing property. The building has been demolished and the site is a site of a new development site with a new building that triggers a relocation of this watermain. The proposed improvements will relocate the watermain to provide continuous water service in the system to function. The need to vacate the existing easement and dedicate a new easement around the new watermain. This is necessary to provide the Village access, operation and maintenance rights that currently exist. It would just be the new configuration based on the updated current redevelopment plans for the new building. Staff has reviewed the proposed plat of vacation and is in support of it.

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

On behalf of the petitioner, Ryan Blocker, Civil Engineer was present and sworn in. The purpose is for the redevelopment of that site. We have a Plat of Vacation and the Plat of Easement was approved through our engineering permit process, the mylar is currently getting signatures and then it will be recorded. Chair Fotopoulos said it a water problem. Mr. Blocker said the existing pipe is in the way of the new building, so we slightly realigned it to the new project. Mr. Todorovic asked if the new easement has been dedicated. Mr. Blocker said the plat has been approved and is in the process of getting signatures and recorded with the County.

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

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

Mr. McComb made a motion to close File #PZ-26-09, seconded by Mr. Turk. Roll call was taken. Motion passed unanimously.,

Consideration of File #PZ-26-09 as described above.

Mr. Todorovic made a motion for a positive recommendation, seconded by Mr. McComb. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

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.

Mr. Schmitt made a motion to open File #PZ-26-07, seconded by Mr. Todorovic. Roll call was taken. Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated the subject property has been operating an auto body repair shop since 2013. In 2019, a special use permit was approved allowing the current owner to operate online used car dealership that is there now. The applicant is taking over and recently purchased the business from the current property owner, who is his uncle, and seeking zoning approvals specifically the Special Use to continue the operation to operate a online use car dealership on the property, under his name and business name. The previous owner received the Special Use license back in 2019 under the same type of business and under his name. There is no change in terms of the business operations, however he does seek the new Special Use license so that it is under his name and the State of Illinois can issue the new license under his name and the new business name. The business will not have any major changes to the employess, operations or the storage of vehicles on the property. This business is not open to public so there is no public customers on the site and the vehicles are purchased online and sold online for export overseas. The repairs to the vehicles would not be opened to the public and there is a maximum of ten cars on any given time on the property. Village Staff including various departments have reviewed the request and is supportive of the petitioners request to continue to operating the business as has been the case.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Todorovic asked where does it state that ten cars are allowed. Ms. Arguilles said that is based on the applicants operation of his business. He has stored up to ten vehicles in the rear of property as it relates to the operations of the business. He could have up to ten at one time and he stores them in the back. Mr. Todorovic asked if he is allowed to have more than ten. Ms. Arguilles said it would have to be reviewed. The property has to have the space to store the vehicles without blocking any access lanes. Mr. Todorovic said in the packet there is a picture of an aerial. Ms. Arguilles said the applicant can verify. Mr. Schmitt said the ten cars that are stored for sale or being workd on, does that include employee

parking spaces. Ms. Arguilles said the employees are expected to park on the side and up to two employees are indicated that would be on the site at any given time, and the back would include the parking spaces in the addition the to the vehicles being stored. Mr. McComb said since he isn't changing the use of the property, why does he need to come before our Board. Ms. Arguilles said he is coming before the Board because of previous special use that was granted and was very specific to the applicant which was in this case his uncle and the business name under the state license it was under a different business entity, so he is seekinbg a new license from the State under a slightly different business name and also he being the sole operator and business owner. That triggers the need for the Special Use so that the Village approvals could be consistent with the State license. He can not get that State license without having the local jurisdiction approval of the proposed use.

The petitioner, Tsend Zorgit was present and sworn in. Mr. Zorgit stated the only thing that is changing is the ownership and name of the business. The business is staying the same.

Mr. Todorovic asked about the parking on the side. Mr. Zorgit said they have space for parking of the cars. We usually have ten cars at any given moment, sometimes more if deliveries get scheduled.

Village Attorney Pat Miner said he would encourage Mr. Zorgit to work with Consuelo and her department so that you have some clarity regarding how many vehicles can be parked back there and what types of restrictions there might be on the number of vehicles, and types of vehicles where they need to be parked etc., in order to avoid some of the other issues that were mentioned which is the code enforcement aspect of this, that if you don't park the vehicles in such a way that is proper under the 'code, the Village is going to come and tell you that you can't do this but do it that way. You can work pro-actively with the Village to address any of the issues that might be back there, rather than include some language into tonight's motion that somehow limits that when we don't necessarily have that Code in front of us to speak specifically about this property. Mr. McComb said assuming the Fire Department would have an issue with how many cars are parked for access to the building. Village Attorney Miner said it gets back to having the Village and the Fire Department out there to say here is where you can be and where you can't be, which relates to tonight's agenda item but doesn't directly relate to it. If everyone is comfortable with moving forward with the business and special use, we then can move forward tonight and then leave any of those more permitting code enforcement issues for another day for the applicant to work with the Village and Staff. Mr. Schmitt said if we make a motion and it is based on the ten cars, does that limit him to the ten or does he still have the ability to work it out with Staff. Village Attorney Miner said the fact that he is represented that there is only ten cars that park there would not prohibit him from parking additional cars assuming it is lawful, if we move forward with an approval of a special use to allow his business at the property and we didn't include any other restrictions in that motion.

Chair Fotopoulos asked if the audience had any questions. There were none.
Chair Fotopoulos asked for positive and negative testimony. There were none.

Mr. McComb made a motion to close File #PZ-26-07, seconded by Mr. Turk. Roll call was taken. Motion passed unanimously.

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

Mr. Schmitt made a motion for approval for File #PZ-25-07, seconded by Mr. McComb.
Chair Fotopoulos asked if there was any discussion. There were none. Roll call was taken.

Motion passed unanimously.

4. AUDIENCE PARTICIPATION - None

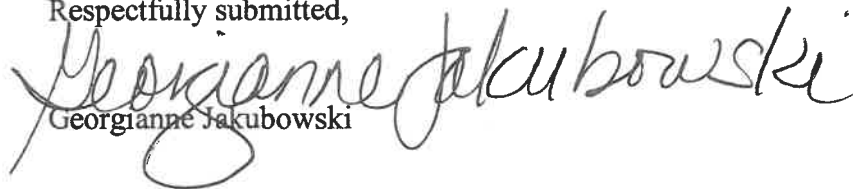
5. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN – Chair
Fotopoulos welcomed our new member Tony Culotta to the Planning & Zoning Commission.

6. ADJOURNMENT

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

Motion passed unanimously.

Respectfully submitted,


Georgianne Jakubowski