MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, OCTOBER 14, 2026

The Planning & Zoning Commission meeting of the October 14, 2026 meeting was called to order at 5:30 p.m. by Chair Fotopoulos.

Present:	Cargill, Culotta, Fotopoulos, Todorovic, Turk
Absent:	McComb, Schmitt
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 SEPTEMBER 9, 2026 PLANNING AND ZONING COMMISSION MEETING

Mr. Turk made a motion to approve the minutes of the September 9, 2026 Planning and Zoning meeting, seconded by Mr. Todorovic. 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 NOVEMBER 11, 2026.

Mr. Cargill made a motion to table File #PZ-26-10 until next month's meeting of November 11, 2026, seconded by Mr. Culotta. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

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.

   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.

   Mr. Todorovic made a motion to open File #PZ-26-06, seconded by Mr. Turk. Roll call was taken. Motion passed unanimously.

   Consuelo Arguilles, Village of Addison stated the petitioner would like to annex into the Village of Addison and construct a single-family home and connect to the Village's water and sewer system. This does require approval or a pre-annexation agreement, annexation and rezoning to R1 Single Family Residential. The proposed lot and development improvements would comply with R1 zoning that is desired. In the Staff Report there is a table comparing the proposed improvements with the R1 bulk requirement. All the requirements would be complied with. The petitioner also submitted building elevations indicating the building materials would include brick, stucco and siding. A building appearance review will be required for this request. Floor plans indicate an attached three car garage, master bedroom, suite office, mud room, pantry, kitchen, dining room, powder room and family room on the first floor. The second floor will include three bedrooms, two full baths and a recreational room. The proposed home will not have a basement. Staff did review the proposed improvements and is in generally support provided it complies with a current building code, engineering standards and fire code standards. Staff did submit a staff report recommending approval to construct a single-family residential home at 208 Catalpa Street and annexation of this property and to comply with the following conditions of approval: Development of a new single-family home shall be at least 2,500 square feet in area. The front building elevation shall be constructed with at least 50% masonry.

   Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Cargill stated that it looks like the area is coming in piece meal, is there any overall plans for drainage. Ms. Arguilles said the development does have to adhere to current stormwater detention requirements per our Code and the proposal does comply. Staff has been working with the project engineer to make sure that the plans will adhere to our current code and stormwater detention requirements.

Thomas Budzin, architect for the petitioner was present and sworn in. Mr. Budzin stated they are planning to build a custom home for themselves on this property and looking to annex into the Village of Addison. We have worked with their civil engineer in great detail to make sure the development will be complied with Village standards, including adjustments to the right-of-way.

Chair Fotopoulos asked if the audience had any questions.

James Macchitelli, 511 N. Catalpa Street asked how far from Woodland is it going to go north as far as the street and is there going to be an outlet? Mr. Budzin stated they are working with the Village on the right-of-way and improvements for the roadway. There are six properties in total that would be off the roadway but two of them are off of Woodland, only four would only access the roadway. Mr. Macchitelli said all the people that get lost in the neighborhood will come down his street. He put a sign up but the Village took it down because it didn't conform.

Mr. Cargill asked if they are building on half street. Mr. Budzin said there is not street there at all. Mr. Cargill said how are you going to get access to that property. Mr. Budzin said there a new road that is planned. Mr. Cargill asked if it is a regular width road and legal in the Village? Mr. Budzin said yes, it is fully compliant with the Village requirements. Mr. Cargill asked if they will have curb/sidewalks. Ms. Arguilles said the engineer plans do include a proposal to pave and improve Catalpa Street all the way up to the northern edge of the subject property, so that will allow access to and from this property and also help with potential development of the remainder of the parcels at the end of that block. The plans that were submitted due show that right-of-way improvement that complies with our current requirements for right-of-way in the Village. Mr. Macchitelli asked what is the width of the new street. Ms. Arguilles stated our standard width for the right-of-way is 60 feet and the street will be within those 60 feet rights-of-way___0. The road is going to be 28 feet to the outer edge of the curb and the pavement street is 24 feet wide. Mr. Cargill said it doesn't look like there is any street at all. Ms. Arguilles said there isn't one there today, it is unimproved today, upon approval of this development the proposed improvements would include paving that road north of Woodland to the northern edge of this lot, and that is what the right-of-way improvements are shown on the engineering plans that would include the 24-foot width street, Catalpa Street from Woodland all the way north to the edge of this lot.

Village Attorney Pat Miner stated that Staff is recommending approval but they are recommending that approval based on the following two conditions. 1. Development of a new single-family home shall be at least 2,500 square feet in area. 2. The front building elevation shall be constructed with at least 50% masonry. Is that a condition that you are willing to comply with. Mr. Budzin said yes.

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

Mr. Cargill made a motion to close File #PZ-26-06, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

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

Mr. Todorovic made a motion for a positive recommendation to the Board for approval with the approval of the two conditions as outlined in the staff report, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

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.

   Mr. Turk made a motion to open File PZ-26-11, seconded by Mr. Culotta. Roll call was taken. Motion passed unanimously.

   Ms. Consuelo Arguilles, Village of Addison stated that this request is a variation request from the minimum driveway width from 24 feet to 22 feet width and from the minimum parking requirements from 10 spaces to 8 spaces. This property is zoned B2 and it is an existing property that is developed. The applicant plans to reconfigure and restripe the parking lot as a result of the adjacent properties parking lot restriping which essential hinders their access to the parking spaces. According to the Zoning Ordinance parking is based on the use and building square footage, based on the building measuring 1800 square feet, it requires ten parking spaces. In addition, a two-way driveway width is 24 feet that is required. Due to the company's existing lot configurations and conditions do not accommodate restriping to comply with code with a minimum driveway width and parking spaces, the petitioner is seeking a variation to stripe the parking lot and provide as many parking spaces as they are able to and comply as close as they can with parking requirements. Village Staff did review the request and is in support of it, should this be request be approved, building permits will be required and a detail review will take place at time of building permit application. We found the proposed conditions due satisfy the standards and is recommending approval of a variation to the minimum driveway width from 24 feet to 22 feet and from the minimum parking requirements from 10 spaces to 8 spaces for the property at 329-31 N. Addison Road.

   Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Cargill asked why would you reduce the width of a parking space when these pickup trucks and SUVs are so big they hardly fit in them now. Ms. Arguilles said the property is existing in terms of the building that is there now and the parking lot paved surface. Historically, aerial images

indicate that access to this site and parking on this site was a continuation of the diagonal parking spaces that are found to the north of this property. The north property is owned by a separate owner and that owner at 333 and 341 N. Addison Road has chosen to restripe and close off the access to the subject property, and that is what triggered the subject property for the petitioner to restripe so that the client and employees have access to parking on the site. Chair Fotopoulos said it reduces the amount of space. Ms. Arguilles said complying with the requirements is not possible given the width of the property, that is why they are asking for variations, they are trying to maximize the number of parking spaces that they are able to accommodate given the property dimensions. They have worked with Staff including Engineering to provide 9x18 parking spaces which is a standard minimum stall dimensions, however provide 22-foot driveway access instead of the 24 because that is what is able to be provided given the width of the property. The property does measures 40 feet wide so the property is constraint to the measurements. Mr. Cargill feels it is bad precedence to reduce the size of parking spaces. Ms. Arguilles said the proposed parking spaces are 9x18 which is the minimum stall requirement. Each parking stall is required to be at a minimum 9x18 which is being proposed.

Rachel Leschewski was present and sworn on behalf of the petitioner. Ms. Leschewski read a statement what the petitioner was requesting. Ms. Leschewski stated she is requesting approval to redo and reconfigure the parking lot on my property in order establish a safe and functional means of entering and exiting the parking area. Due to the current configuration of the neighboring properties to the north and south, access from the property has been become blocked and restricted. The proposed parking lot improvements are necessary to correct the situation and provide a clearly establish entrance and exit to the property. Due to the lot dimensions, I am requesting approval for a 22-foot-wide driveway plus allowing only eight parking stalls as this is all that can be obtained due to the dimensions. I am requesting that a variance be approved so that I may proceed with the necessary parking lot improvements and establish a proper entrance and exit for the property. Mr. Cargill said the property at 325 has limited your access from your parking space. Ms. Arguilles said yes, she believes it is both, the property to the north and south. The property to the south is known as 325 and the property to the north is known as 333-2341. Mr. Cargill said are we only talking about 331? Ms. Arguilles said yes. Mr. Cargill said 331 isn't allowed to use 333 space to drive in. I don't understand it, is it one parcel? Ms. Arguilles said it is three separate properties with three separate property owners. It has all acted as one parking lot, however the property owners have restriped and blocking access to this site with the restriping on the adjacent properties.

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

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

Mr. Todorovic made a motion to close File #PZ-26-11, seconded by Mr. Culotta. Roll call was taken. Motion passed unanimously.

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

Mr. Turk made a motion to approve the variation, seconded by Mr. Todorovic. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

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.

   Mr. Cargill made a motion to open File #PZ-26-13, seconded by Mr. Turk. Roll call was taken. Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated this property is zoned by the Moody Bible Institute of Chicago. In 1995, Ordinance O-95-75 was approved for a Special Use allowing the development of a planned residential development and radio tower. The zoning approval allowed for the construction of 114 townhome units and a radio tower measuring 492 feet in height and accessory buildings. The current zoning of the property is R3B Multiple Family Residence. The applicant plans to lease 4200 square feet of the subject property and amend the planned residential development to allow for construction of an additional radio tower and television towers. The proposed occupant of the proposed improvements would be WGN, which is a commercial AM radio station based in Illinois. They plan to move all operations from Elk Grove Village to the Subject Property and expand its presence in the Chicago market. The proposed plans indicate a radio tower measuring 311 feet in height, a 10'x10' equipment cabinet, a chain link fence, a maintenance building, satellite dishes, gravel path, and concrete pad. The building elevation plans indicate a brick veneer, metal louver, roof shingles, and vinyl siding. The floor plan for the maintenance building indicates 2,008 square feet in area, which will consist of a workshop/storage area, an office, bathroom, and space for UPS, HVAC, racks, and transmission switching.

Per the applicant the proposal would comply with the special use standards to amend the planned residential development. The proposed improvements would be an extension of the current operations and improve public service to the Village of Addison and the surrounding communities. The proposed tower will serve as the local primary distributor for emergency information.

Village staff from various departments reviewed the petitioner's request and found that the proposal is consistent with the existing land uses and would not be uncharacteristic of existing conditions in the area. Staff finds that the proposed amendment to the special use for 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 complies with the standards set forth in the Zoning Ordinance and, therefore, recommends approval of the requested action.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Todorovic said this under an original PUD? Ms. Arguilles said yes. Mr. Todorovic asked the original PUD specify the height of the tower? Ms. Arguilles said the existing tower measures 492 feet in height and that is existing today. This would be an additional tower that they are proposing that would measure 311 feet. Mr. Todorovic asked if there were limitations in the original PUD about the number of towers? Ms. Arguilles said no. Mr. Culotta asked if this is any harm to the residents. Mr. Todorovic asked if there was a franchise agreement for these towers. Does the Village receive any revenue? Ms. Arguilles stated she is not aware of any franchise agreement with the Village.

Mr. Bill Murdoch, the petitioner was present and sworn in. Mr. Murdoch stated they are asking the Village to approve the ability for WGN to become a part of Addison and construct a 311-foot tower so they can broadcast from Addison. Mr. Murdoch is the chief engineer for WGN Radio for 14 years. Mr. Murdoch showed the plans of the towers and the property on the overhead. Mr. Murdoch showed the current site which is in Elk Grove Village, and is there main tower. They would like to relocate and stay within the area. The tower will be at 700 W Moreland and the existing WMBI tower is located on the property. Mr. Murdoch said the plan is to have a tower and fence that is 48 feet x 48 feet, 8 feet tall, barbed wire on the top. The fence will be obstructed because the land goes down significantly. Mr. Murdoch showed it on the overhead. The current Moody tower is striped and painted and would match the same type.

Mr. Murdoch pointed everything out on the power point presentation.

Mr. Cargill asked what advantage from this does the Village get? Mr. Murdoch said he didn't know but they would be paying Moody Bible rent. Mr. Cargill said Moody Bible still owns the property. Mr. Murdoch said yes. We are just going to be leasing the property from Moody Bible. Not too main towns have radio stations like WGN. Ms. Arguilles stated that part of the information that we received did indicate that the proposed tower will service as a primary distributor for emergency information, which is one benefit to the residents in Addison. Mr. Murdoch said they are the local primary one for the emergency alert system. Ms. Arguilles indicated that we did receive a letter from the Forest Preserve District of DuPage County, dated October 14, 2026 addressed to the chair of the Commission. The Forest Preserve District, Staff has reviewed the information provided by the Village and we recommend the petitioner follows the US Fish & Wildlife Services Recommended Best Practices for Communication Tower Design, Sitting, Construction, Operation, Maintenance and Decommissioning to minimize adverse impacts to wildlife. This was signed by Kevin Stough, Land Preservation Manager at the Forest Preserve District of DuPage County. This was the feedback we received from them regarding this case.

Mr. Murdoch said the way we designed this tower, there is a couple of things that are very friendly to the environment. It is a self-supporting tower and the lighting system is designed so it doesn't have non-flashing red lights on the side of it; all of the lights on the tower will flash. It is a shorter tower than the tower we have now.

Lisa Cassidy, Civil Engineer for the project was present and sworn in. Our company did a full study of the site including wetlands, and one of the components of doing a wetland delineation of surveys is reaching out the fish and wildlife service for consultation. We have done that as a part of our due diligence and received a letter back stating what some of the habitat is in the area. We do have all of that information on hand and will reference as the design and construction continues to make sure that those items on the checklist of what to watch for these tower constructions will be complied.

Mr. Culotta asked if these towers give off noise. Mr. Murdoch said no. Mr. Todorovic asked about if they know what the standard lease term is? Mr. Murdoch said we did ten years plus another 10 years and so forth for a total of 40 years. Mr. Todorovic stated that he finds these are an eyesore. I don't fully understand what the benefits and community is. The Village not generate anything from the site. No jobs will be created and I don't understand the benefit of it. He would like to see something more at the site whether a park or a conservation of some sort. Mr. Murdoch said they have done things with the Village of Addison. There are home town voices that they sponsor and that they can do to promote Addison as a great place to live and promote business. Mr. Murdoch said that are a good neighbor and don't generate any traffic. Mr. Turk asked if this is replacing the Elk Grove Village site? Mr. Murdoch said yes, it is. Chair Fotopoulos said we are a major force when it comes to emergency services in Addison.

Chair Fotopoulos asked if the audience had any questions.

Allen Oliver, resident, 825 W. Heritage Drive, stated that he lives right next to the tower and is worried about an additional tower reducing property values in the area. How many lights are going to be the tower. Mr. Murdoch said three layers of lights and they will be LED lights. Mr. Oliver asked why can't you use the exist tower for broadcasting. Mr. Murdoch said they tried. There is a skirt on the tower that goes out 3 feet and down the tower from the base to 200 feet on the tower and it is a grounded tower. So, for the AM to work on the grounded tower you use a skirt and then you tune the skirt so it resonates at a certain rate and then it works with the tower. The entire tower becomes where the signal is.

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

Mr. Cargill made a motion to close File #PZ-26-13, seconded by Mr. Todorovic. Roll call was taken. Motion passed unanimously.

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

Mr. Cargill a motion to accept the construction of the new tower for WGN as proposed and accepted by the Building Department, seconded by Mr. Turk.

Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Todorovic voted no.

Motion passed unanimously.

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.

Mr. Culotta made a motion to open File #PZ-26-14, seconded by Mr. Turk. Roll call was taken. Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated this request consists of four parcels located at the southeast corner of the Army Trail Blvd., and Rohlwing Road intersection. The two parcels are in the Village of Addison and zoned commercial and consist of a gas station, car wash, and parking. The other two parcels are unincorporated and consist of a residential home and land considered as farmland according to Du Page County records. The property in the Village is zoned B1 and includes R1 property and R3C Multiple Family Residence that surrounds the property. The Comprehensive Plan designates the subject property as commercial transitional corridor and neighborhood residential. The applicant seeks to redevelop the subject property and seeks to annex the unincorporated parcels, rezone to B1 Business Professional Office, create one lot, and a special use for an automobile service station and automobile laundry facility. They are proposing a new 5,337 square foot convenience store, a 1,560 square foot car wash, fueling canopy with seven dispensers and a diesel system with three dispensers under a separate canopy. The proposed improvements will upgrade, modernize, and provide a well-managed fueling and retail operation designed to serve the public. The property has been utilized as a gas station and car wash historically. The site plan indicates the number of parking spaces will increase from seven (7) to forty-seven (47). The building, seven (7) dispensers, and three (3) diesel fuel pumps will be oriented towards Rowling Road.

The proposed elevations indicate the building materials will include masonry, EIFS and metals bands, stone, and glass. The design will include a sloped awning. The car wash will be designed to be consistent and include a contemporary appearance. HVAC equipment will be placed on the center of the roof and will be shielded with a parapet wall. Ground mounted improvements will include a dumpster enclosure and compressors for the coolers within the enclosure.

The dumpster enclosure will match the building materials as the convenience store and include the dumpster gates. Signage, landscape and lighting will be required to meet the code requirements and the petitioner is not seeking deviations from the requirement. The request does include a convenient store that will operate 24-hours a day, 7 days a week and with enhanced lighting, security cameras, and on-site staffing. No gaming, beer or wines sales are proposed. The proposed construction will be out of durable materials, including masonry and stone accents. The architectural will enhance the appearance of the corridor. Utilities, drainage and other requirements will meet village engineering requirements. Access to the site will provide safe access points and internal circulation within the site will be provided.

Village staff from various departments reviewed the petitioner's request and found that the proposal is consistent with the existing land uses and would not be uncharacteristic of existing conditions in the area. The comments in the Staff Report from various staff members do include comments that will be required to be addressed as part of the building permit submission and permitting process. In summary all the staff departments reviewed and did not have any objections to the proposed request. Staff finds that the proposed 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 comply with the standards set forth in the Zoning Ordinance and, therefore, recommends approval of the requested actions.

Chair Fotopoulos asked if the Plan Commission had any questions. Ms. Arguilles read comments that we received from the public. They are as follows:

An email dated October 5, 2026 from Tracy Pfeiffer at 8:58 p.m. that indicated that concerns with information they received and indicate that their family have been residents for 64 years at 3N562 Central Court in Addison and have seen many transformations in the area surrounding the neighborhood. They have concerns regarding the noise, water, drainage system, flow of traffic, pumps of the trucks and access in and out of the property and changes to the zoning that is proposed.

An email dated October 12, 2026 at 8:09 a.m. from Janet Lombardi. She indicates that she has owned the home in 53 Trails Estates and wishes to express opposition to the property referred to the House Farm property. They would like a no-vote for rezoning for the proposed gas station development.

An email dated October 13, 2026 at 9:24 a.m. from Eva Clarke where she is strongly opposed to this file. Growing up in Addison they have enjoyed the blessings of a suburban community including the amenities that Addison offers, green spaces and parks, library and park district. She did a study on Healthy Neighborhoods, Walkability and Air Pollution. She is concerned with the impact and the air pollution. She feels the local high schools and neighborhoods would bear the brunt of the health hazards proposed by this development. She asking the Commission to put the community first and not to quickly pay off tax revenue from this development. Most importantly, realize that the long-term health and safety of the children is at the greatest risk. They are asking the Commission to say NO to this proposal and consider finding an alternative location for this development.

An email dated October 13, 2026 at 3:32 p.m. from Renata de Dalmas where she is expressing her serious concerns regarding the proposed development and urges of Plan Commission to reject this proposal in the current form and consider an alternative location that will not jeopardize the health, safety and quality of life of the surrounding residential community. That feedback is four pages long and has been submitted to the Commission and goes into Health, Air Quality and Environmental Concerns, Noise Lighting, Traffic and Residential Safety, Protection of the Nature Center, Wildlife and Green Space, Property Values and the Long-Term Interests of Addison. They are asking the Commission to reject the proposal in its current form. They indicate that the Village nevertheless considers approval and nothing formal be granted until the following issues are established; Items 1-9. They respectfully request that their concerns be included in the public record and that the Commission recommend rejection of File #PZ-26-14 in its current form.

An email dated October 14, 2026 at 7:52 a.m. from Karen Macchitelli, 20W426 Belmont Place, where she is indicating that the residents of 53 Trail Estates would like to formally submit our disapproval of the re-zoning of what was known as the horse farm to become a gas station.

Mr. Dan Wander, Bailey Lyndon, VP of True North, Christopher Palmer, Civil Engineer petitioners were present and sworn in.

Mr. Lyndon stated that he is the VP of True North and appreciates the support from the Village and Board. Mr. Lyndon gave a brief background history on the company.

Mr. Wander said True North owns the property at the corner of Rohlwing Road and Army Trail Road. It has been a gas station for the last 50 years and it currently cannot operate. It is operated by an independent contractor. With this new development, True North will be putting in a brand-new station to high standards. In addition, from an economic impact standards based on our projections once we put these new improvements in, we can add over six figures a year with an additional tax revenue to the Village of Addison. In terms of all of the different issues that were brought up, we hope through our presentation that we can address this issue regarding the noise, drainage, functionality of the site. We are here to work with the Village. The property is currently on the market for sale. This will not be forever a horse farm; it will be developed for something else in the future. By putting these two properties together we will be able to get a new fuel station.

Mr. Christopher Palmer, Civil Engineer showed the plans on the overhead and went through each slide; floor plan, current station, new station, food area, office area, bathrooms, garbage enclosure, etc. The current station is under a different owner. True North is the owner but the operation of that station is not under True North operation. True North essentially will be taking over the operations with improvements. Mr. Palmer showed what the new fuel station will look like. The car wash will be taken down and moving on to a new independent fully operated convenience store. A detention facility that will be built. It will feature a wetland bottom pond and essentially a dry bottom, from there we will be taking care of all the stormwater needs for the site. There will be a small berm on the right side adjoining the adjacent properties to the south. The design has been improved over the years. A dumpster enclosure is widened a bit to enclose the chillers and coolers. No equipment will be exposed.

The overall floor plan has a large mezzanine area that will be serving food, an office area off the far northwest corner were the bathrooms will be. The back room and coolers will be off the south end. The floor plan for the car wash was shown on the overhead.

Mr. Palmer showed the current site which is the existing lot and everything around it is the farm house. It is under 3 ½ acres with the total property. The flow to the site generally flows to the southeast corner. There is an inlet and structure at the southeast corner. It flows from north to south and collects at the far southeast corner. This is a site of what we call the geometric site plan, so this lays out all the pavement, building and various hardscaping improvement and along with the landscaping. The features that they are going with two driveways on each road, essentially just by the nature of itself with the median along Rohlwing, these will be a right in and right out and the same thing on Army Trail Road. On the utility plan, we will be connecting to the Village's water. The site is currently under city water but we will be expanding that to serve the convenient store itself as well as provide a feed for the car wash, both of them are currently feed off of it. The buildings will be sprinkled. The sanitary system connects to a manhole that currently serves the site. The sewer flows to the north to a sewer that is on Army Trail Road and connects to the Village's system. The system would be expanded and maintained. There is an adequate slope to do the connection between the two buildings. The big feature is that we will be putting in an extensive storm sewer system that collects to the south so a detention basin in the south is not quite big enough for us so we are going to be adding an underground detention system that connects to it. The current landscaping plan was shown. The focus will be putting in additional landscape buffering around the south end and east perimeters. The focus of the parking stalls with the exception of the ones going to the south to not face anything towards residents. It will be mainly focused on facing the convenience store or the car wash. The areas that do overlap are going to be protected with landscaping.

Ms. Arguilles asked if they could clarify the power lines, are they going to be above grade or buried. Mr. Palmer said power is currently supplied along Rohlwing Road along the eastern right of way line of Rohlwing Road. Power currently comes from Rohlwing Road and its fed directly to the car wash and back fed from the car wash to the convenient store. They are all one building. The transformers are currently hung on the power poles now, we will be upgrading the service so we would be going to an underground drop. A direct power drop from the overhead power lines coming across, we are looking at putting in a transformer and that would split the service between the car wash and convenient store.

Mr. Palmer said the current storm sewer is a 10-inch pipe, which will be fine for the release they are providing. The 3.5 acres is split into four quadrants. The main lot itself will drain out to the IDOT right-of-way which connects to the IDOT storm sewer system. It doesn't directly connect going to the southeast. There also is a large box culvert that was put in. There is a full acre that doesn't flow to the southeast, it currently flows off-site. Mr. Palmer showed this on the plans.

Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Todorovic asked if they have spoken with IDOT traffic team? I don't think IDOT is going to give two access points along 53 at all, and not one close to the intersection. Have you told them about the traffic? Mr. Palmer said no they have not had a conversation with them but have spoken with their own traffic engineer that has worked through this and with IDOT as well. At this point, since we will need an

IDOT permit directly we would handle whatever comments came from them at that time. Mr. Todorovic said the plans should probably reflect more closely what is actually going to be built as opposed to maybe something more ideal. On the traffic discussion, the diesel pumps are those intended for semi-truck traffic. Mr. Palmer said no, the main focus for the diesel pumps is container truck traffic, lower smaller trucks. We could fit a semi but it is not ideally suited for it. Mr. Todorovic said the site is almost drawing some semi traffic to it with the diesel pumps and with a right in and right out, you are creating a condition where they can't get back to the highway especially from the Army Trail access points and probably don't from 53 without cutting across storage lanes and messing up the northbound traffic. I do have concerns and think the site would probably be a little bit more palpable from a traffic perspective if it didn't have the diesel pumps as a standalone. Mr. Todorovic asked about light pollution and if any photometric plans have been submitted. Mr. Palmer said photometric has not been done, but they will meet the current guidelines for Illinois Building Codes. Mr. Todorovic said maybe for the benefit for all and meeting the guidelines doesn't necessarily mean the residents adjacent to the site will be satisfied with those mitigation measures. Mr. Todorovic said he anticipates that the site will be very illuminated. Mr. Palmer said yes it will have zero-foot candles at the border and will follow the latest Illinois Building Code. Mr. Todorovic asked about drainage and all the new impervious on the site will be captured by the new drainage installations, correct? Mr. Palmer said correct. Mr. Todorovic said all the undetained runoff is current and unimproved perimeter. Mr. Palmer said correct. The .4 acres is strictly grass. Mr. Todorovic said the location of storm trap sewer is right at the entrance of the car wash, so you are going to have a lot of turning movement loads on the pavement in that location, it is best not to place the underground detention to be placed under a location where the vehicles are turning.

Mr. Cargill asked if this is going to be a 24-hour day operation? Mr. Palmer said yes. Mr. Cargill said the lights will be on all day. Mr. Palmer said it is his understanding. Mr. Cargill asked if they have considered putting some electric charging stations in there? Mr. Lyndon stated that True North is a joint venture partner with Shell. If there was a demand for it then we would. Every site that we have developed has the infrastructure to put in EV charging in the future if needed. There are no plans but not opposed to it, the demand has to be there. Ms. Arguilles stated that Army Trail Road it is not a truck route. Mr. Lyndon stated that they put in dedicated diesel because of the demand for it. Quik Trip is a destination for semi traffic, we are not that way. We are an interrupter to traffic and do not try to drive truck traffic. We put in dedicated diesel because it eases more accessibility for every day vehicles right in front of the store.

Chair Fotopoulos asked if the audience had any questions.

Lisa Hinton, 20W464 Diversey, is concerned about the lights on the building.

Lisa Mackey, resident, not sworn in due to religious beliefs is concerned about the safety of the neighborhood and how are they planning on protecting the residents.'

Antonio Acevedo, 3N601 Central Court is concerned with fencing, traffic, noise and drainage.

Luis Avila, 3N561 Broadview is concerned that the wall is not enough and the pollution. Also

concerned for his family.

Philip Kline, 20W545 Moreland Avenue is concerned about the air/noise pollution, lighting issues and stated would you want this next to your house.

Tony Sierros, 3N615 Elizabeth is not impressed about the project, what about the saturation and LED lighting, environmental issues and the community.

Tracy Pfeiffer, 3N562 Central Court is concerned about the lights, drainage and noise.

Frances Engstrom, 20W506 Belmont Place is concerned about the noise and size of the building.

The petitioner and his team addressed all these concerns.

Mr. Todorovic asked if True North owns the building. Mr. Lyndon said they own both the building and property. Mr. Todorovic asked why an expansion of the property. Mr. Lyndon said we have to compete with other gas stations. The current station does not have current standards. Mr. Todorovic said the due diligence that has been performed on the site, from where I am sitting and a minimum it doesn't appear that we performed our due diligence for lighting or traffic. I don't know if some of the information that has been presented is sort of half-truths or if its missed information or being miss represented. During the presentation it was indicated that the new gas station would generate upward of six figures in additional revenue over and above. Where did that come from? Mr. Wander said right now there is about 40,000 gallons a month generated there. Based on the improvements that are going to be put in, our estimate is that number is going to go to about 200, conservatively that is about 150,000 gallons a month, $4.00 a gallon, that is $6 million dollars in terms of additional revenue there just in the gas station. The convenient store right now does basically nothing, so there will be additional revenue from that and it will generate about $2 -3 million dollars and another 1% so that is about $90,000 a year in terms of additional revenue based on 1%. Mr. Todorovic said the increase in the revenue would be predicated upon exclusively new trip generation. So, you can't factor in the sales you're stealing from adjacent Addison gas stations that were already generating that revenue. So, you can go from a mile to the north and Casey's in Addison, you can go half a mile to the west where Quik Trip is in Addison and you would have to go two miles south to get to Thornton's to be in Lombard. You are making the claim that this is all new trip revenue. Mr. Lyndon said we are an interrupter to traffic. Mr. Todorovic went into great detail with his technical knowledge and with their civil engineer asking questions about lighting, tax revenue, drainage and other concerns.

Chair Fotopoulos asked for positive and negative testimony.

POSITIVE TESTIMONY: None

NEGATIVE TESTIMONY:

Cathy Sparling, 3N475 Central Court is concerned about the flooding.

Tracy Pfeiffer, 3N562 Central Court wants to the neighborhood and homes safe.

Tony Sierros, 3N615 Elizabeth would like to see homes.

Jim Hinton, 20W464 Diversey has an issue with more traffic being a problem.

Lisa Avila, 3N561 Broadview has issues with drainage, noise and it being a 24-hour station.

Jackie Otte, 20W451 Moreland Avenue has issues with it being a 24-hour station, car wash and noise.

Mr. Cargill made a motion to close File #PZ-26-14, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-26-14 as described above.

Mr. Cargill made a motion to approve with the recommendation of a fence to be put up at the east and south, a light study to be done and presented to the Village Board and to include trees and landscaping, seconded by Mr. Todorovic. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Culotta and Mr. Todorovic voted no.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION - None

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN - None

VI. ADJOURNMENT

Mr. Todorovic made a motion to adjourn the meeting at 9:00 p.m., seconded by Mr. Culotta. Roll call was taken.

Motion passed unanimously.

Respectfully submitted,

Georgianne Jakubowski

Georgianne Jakubowski

PLANNING & ZONING MEETING, OCTOBER 14, 2026

PLEASE SIGN IN

NAME	ORGANIZATION/ADDRESS/EMAIL/PHONE NUMBER
Bill Murphy	WGN RADIO
Caroline Tait	Liston + Tsantilis P.C.
Cathy Spaeling	
Jackie Otte	
Gus Otte	
Tom Jeffers	
Lisa + Tom Hinton	
Joan Keri	
THOMAS BUDZIK	THOMAS ARCHITECTS 2800 S RAND, DES PLAINES 8477735698
Rachael Leschewski	329-31 N. Addison Rd, LLC 630-202-9613
JAMES MACCHITELLI	511 N CATALPA ST.
Lisa Mackey	3N521 Linda, Addison, IL 60101 630-780-7813
Antonio Acevedo	3N601 Central Ct Addison IL 60101 (630)913-8707

PLANNING & ZONING MEETING, OCTOBER 14, 2026

PLEASE SIGN IN

NAME	ORGANIZATION/ADDRESS/EMAIL/PHONE NUMBER
Frances Engstrom	Resident
Ingrid Daugvet	17W360 Forestview dr. Bensenville, IL
Teish Tomasik	
Roscilinda Abeja	Resident
Lyssa + Luis Avila	Residents
Allen Oliver	Resident