

**MINUTES OF THE PLANNING & ZONING COMMISSION  
VILLAGE OF ADDISON  
WEDNESDAY, JULY 9, 2025**

The Planning & Zoning Commission meeting of the July 9, 2025 meeting was called to order at 5:30 p.m. by Chair Fotopoulos.

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

**PUBLIC HEARING**

**I. CALL TO ORDER – ROLL CALL**

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

Mr. Cargill made a motion to approve the minutes of the June 11, 2025 Planning and Zoning meeting, seconded by Mr. Ariano. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

**III. PUBLIC HEARINGS AND RECOMMENDATIONS**

1. **File #PZ-25-07**, consideration regarding a special use for a fire and law enforcement training facility at 666 S. Vista Avenue located in Addison, IL 60101.

P.I.N.: 03-32-205-044

Petitioner: Addison Fire Protection District

The Public Notice was advertised in the June 24, 2025 issue of the Daily Herald Newspaper.

Mr. Turk made a motion to open File #PZ-25-07, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated the petitioner is the Addison Fire Protection District. This is for a special use for a fire and law enforcement training facility at 666 S. Vista Avenue. This property is zoned M2 General Manufacturing and is already being used as Fire Station and Office for the Fire Protection District.

Ms. Arguilles said the property is completely surrounded by manufacturing uses to the west, north, east and south. DuPage County and Addison Township records indicate the subject property is exempt and consists of a one-story gross building area of 11,042.5 square feet. The office area measures 5,836 square feet. The building was built in the year 1980. The fire station measures 14' tall while the office measures 10' high. On June 2, 2025, the Village Code was amended to include intermodal shipping containers for governmental entities to construct and operate fire and law enforcement training facilities as special uses in the M2 General Manufacturing District.

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

Before you tonight, is a request from the Addison Fire Protection District (Petitioner) plans to construct two training facilities. The site plan indicates an 8'x40' two-story training facility and a 32'x40'. They both would be located in the parking lots just to the west of the existing building. Both facilities would include roof areas and exteriors staircases. The elevation plans indicate reconfigurable walls and indoor and outdoor windows and doors. The 32'x40' four-story training facility will include burn rooms on the first, second, and fourth floors. Cantilever balconies on the third and fourth floors are also shown for this building. The proposed structures are permitted provide approval of a special use and compliance with applicable codes, including zoning.

The proposed project would provide an updated training facility for the Addison Fire Protection District and surrounding fire agencies, who already uses this location as the primary training center for firefighters and paramedics. The proposed new facilities will address the historic and developing hazards for first responders.

Village staff from various departments reviewed the request for a special use and found that the proposal would be consistent with the existing land use and site conditions. Further, the proposal would not be uncharacteristic of existing uses and conditions in the adjacent manufacturing area.

In the staff report, you will find general comments to be used as reference at time of building permit issuance. Staff finds that the proposed special use for a fire and law enforcement training facility 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. There were none.

Deputy Chief Chris Mansfield, Addison Fire Department was present and sworn in. Deputy Chief Mansfield stated there are three stations, 65 staff and are ISO Class 2. We also handle about 6,000 calls. Firefighting is a complex task with a lot of steps and training is crucial as it has to be coordinated, quick and full of potential pit falls. It is an issue with fire agencies. Most agencies will train daily, some weekly. We train every day, Monday through Sunday and log about 15,000 hours of training a year.

Deputy Mansfield presented his slides on the overhead to the Commission.

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

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

Mr. Cargill made a motion to close File #PZ-25-07, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

**Consideration of File #PZ-25-07 as described above.**

Mr. Cargill made a motion to approve File #PZ-25-07 as presented, seconded by Mr. Ariano.

Chair Fotopoulos asked if there was any discussion. There were none. Roll call was taken.

Motion passed unanimously.

2. **File #PZ-25-08**, consideration regarding a special use for an indoor baseball and softball training facility at 35 W. Fullerton Avenue located in Addison, Illinois.

P.I.N.: 03-33-104-010

Petitioner: Addison Youth Services

The Public Notice was advertised in the June 24, 2025 issue of the Daily Herald Newspaper.

Consideration of File #PZ-25-08 as described above.

**The petitioner is unable to attend and is requesting this hearing go before the August 13, 2025 Planning and Zoning meeting.**

Mr. Turk made a motion to table File #PZ-25-08 to the August 13, 2025 Planning and Zoning meeting, seconded by Mr. Ariano. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

**IV. AUDIENCE PARTICIPATION - None**

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

**VI. ADJOURNMENT**

Mr. Cargill made a motion to adjourn the meeting at 6:05 p.m., seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Respectfully submitted,

Georgianne Jakubowski

