

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, AUGUST 13, 2025**

The Planning & Zoning Commission meeting of the August 13, 2025 meeting was called to order at 5:30 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, Turk
 Absent: McComb, Schmitt
 Also Present: Mayor Tom Hundley, 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 JULY 9, 2025 PLANNING & ZONING COMMISSION MEETING**

Mr. Turk made a motion to approve the minutes of the July 9, 2025 Planning and Zoning meeting, seconded by Mr. Cargill. 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-25-08**, 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.

Mr. Cargill made a motion to open File #PZ-25-08, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated this file is for a Special Use for an indoor baseball and softball training facility at 35 W. Fullerton Avenue. This property is zoned M2 General Manufacturing and does consist of other office and similar manufacturing uses that are located to the west, north, east and south of the subject property. According to DuPage County and Addison Township records indicate the property consists of a masonry building that was constructed in 1966 but the gross building area of 29,475 square feet. The building on the property is connected to an adjacent building with a different PIN number. The zoning designation for the property and the Comprehensive Plan designate the property as industrial.

The petitioner, which is Addison Youth Sports Addison Youth Sports (AYS) is a non-profit organization that operates an indoor baseball and softball training facility. They provide training to student athletes on and off the field. Every member of AYS is a volunteer, which helps keep costs low and reinvest into the programs. The interior space of the facility is primarily an open netted area for training. It measures just under 2,000 square feet and includes a break room, bathroom, and a waiting area.

From a zoning perspective land use, the use is considered a “public and private clubs and lodges, including health clubs and related recreational facilities” and requires a special use. Therefore, this request requires a recommendation from the Planning and Zoning Commission and Village Board approval.

Village staff from various departments reviewed the petitioner’s request for a special use and finds the proposal is 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.

- The proposed use will be consistent with existing uses in the M2 District, including Get Ready Baseball and Softball at 1765 Cortland Court, Hustle Strength & Performance at 1010 W. Fullerton, Addison United Soccer Club at 400 S. Rohlwing, White Tiger Kenpo Karate at 823 S. Rohlwing, Izzy Style Wrestling at 1 W. Official, Cheer Extreme at 191 W. Factory, and Delta Performance Softball at 60 W. Fay.
- The Village Code was amended on September 17, 2024 via O-24-61 to allow similar uses as proposed. The Zoning Ordinance was updated to include “public and private clubs and lodges, including health clubs and related recreational facilities” as special uses within the M1, M2, and M3 Districts. (These uses are already permitted in M4.)

Staff finds that the proposed special use for an indoor baseball and softball training facility at 35 W. Fullerton Avenue 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.

The petitioner, Dan Medina, Addison Youth Sports was present and sworn in. Mr. Medina gave a brief presentation on the Addison Youth Sports. He stated that it was the old Addison Rec Club. They are a Board of nine, all volunteers. Aside from baseball they offer softball, basketball, volleyball. Last year were started flag football and we are looking to expand those into other sports. Chair Fotopoulos asked if they are ok with the parking. Mr. Medina stated they operate mainly after hours. Our neighbors on both sides and throughout the complex just have a work truck or two there, so we don't have any issues. The facility itself is operated by the use for baseball and softball primarily. Teams of 11 to 12 kids usually get dropped off by their parents and come back after a few hours to pick them up, so traffic really isn't an issue.

Attorney Pat Miner asked Mr. Medina based on the way you generally work with the Commission, and Consuelo's report this evening that there are no concerns from the Fire District. Is the Commission to assume that someone other than yourself reviewed the plans or any concerns that the Fire District might have and responded to those based on the fact that you work for the Fire District but you also a leadership role with the organization. Mr. Medina said he removed himself from that review and someone else in his office reviewed the plans. They asked questions and he gave them the same answers that he gave tonight. Mr. Medina said they have been at this business location for years; however, a business license came up and this is why we are here tonight.

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

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

Mr. Turk made a motion to close File #PZ-25-08, seconded by Mr. Cargill. Roll call was taken.

Motion passed unanimously.

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

Mr. Cargill made a motion to approve the Special Use for an indoor baseball and softball training facility, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION - None

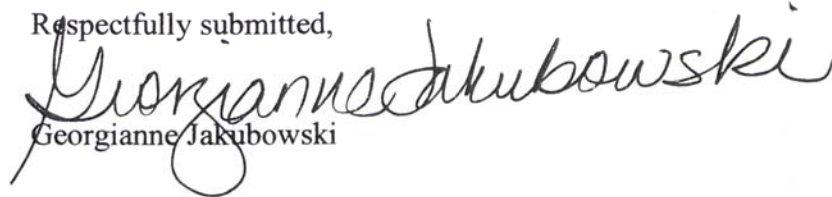
V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN - None

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,

A handwritten signature in cursive script that reads "Georgianne Jakubowski". The signature is written in black ink and is positioned to the right of the typed name.

Georgianne Jakubowski

PLANNING & ZONING MEETING, AUGUST 13, 2025

PLEASE SIGN IN

NAME	ORGANIZATION/ADDRESS/EMAIL/PHONE NUMBER
Dan Medina	Addison Youth Sports 680-450-6303
Luis Rodriguez	ADDISON YOUTH SPORTS 630.742.9097