Village of Addison

Community Development Department

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

AGENDA

PLANNING AND ZONING COMMISSION
PUBLIC HEARING/BUSINESS MEETING
WEDNESDAY, NOVEMBER 11, 2026

DATE:	Wednesday, November 11, 2026	Chair – Marianne Fotopoulos
TIME:	5:30 P.M.	Member – Edward Cargill
PLACE:	Addison Village Hall	Member – Tony Culotta
	1 Friendship Plaza	Member – Donald McComb
	Addison, IL 60101	Member – Timothy Schmitt
		Member – Michael Todorovic
		Member – Mark Turk

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE OCTOBER 14, 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 THE PLANNING AND ZONING MEETING.

2. **File #PZ-26-06**, consideration regarding a Plat of Annexation, Plat of Easement Grant and Plat of Dedication for 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

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

3. **File #PZ-26-15**, consideration regarding a plat of subdivision consolidating to one lot, a variation to allow a building height to exceed 30 feet at the curb line within 300 feet of a residential district, a special use to allow a 43 foot building height, a variation to allow a fourteen (14) foot building setback along the south property line, a variation to allow a zero parking lot setback along the south lot property line, and variation to allow an off-street loading berth 60 feet in length, a variation to allow a 60 feet of maneuvering space in front of all loading docks, and a parking variation to allow 170 spaces. The property is located at 21 N. Church Street and 45 N. Church Street in Addison, Illinois, 60101.

   P.I.N.: 03-28-113-005, 03-28-113-006, 03-28-113-007, 03-28-113-008, 03-28-113-009

   Petitioner: Panattoni Development Company

   The Public Notice was advertised in the October 27, 2026 issue of the Daily Herald Newspaper.

   Consideration of File #PZ-26-15 as described above.

4. **File #PZ-26-16**, consideration of hearing testimony regarding, a Plat of Subdivision, including vacation of easements, variation to allow a building height to exceed 30 feet at the curb line within 300 feet of a residential district, a special use to allow a 44 foot building height, variation to allow an off-street loading berth 60 feet in length, a variation to allow 65 feet of maneuvering space in front of the loading docks, a variation to permit a driveway width of 37 feet, a variation to allow 132 parking spaces, a variation to permit a clearance of five feet between the building and fire lane, a variation to permit a five foot landscape buffer between residential and the M-2 General Manufacturing, and a variation to permit a photometrics plan with footcandles up to maximum of .8 foot candles along the west property line and a portion of the north property line. The property is located at 131 Mitchell Court, 191 Mitchell Court, and 221-231 Mitchell Court in Addison, Illinois, 60101.

   P.I.N.: 02-25-401-022, 02-25-401-023, 02-25-401-024

   Petitioner: Ryan Cullen, ML Realty Partners

The Public Notice was advertised in the October 27, 2026 issue of the Daily Herald Newspaper.

Consideration of File #PZ-26-16 as described above.

5. **File #PZ-26-17**, consideration regarding, a variation to allow a building height to exceed 30 feet at the curb line within 300 feet of a residential district, a special use to allow a 40 foot building height, variation to allow an off-street loading berth 60 feet in length, a variation to allow 65 feet of maneuvering space in front of the loading docks, a variation to allow a 31 foot building setback along the north property line, a variation to permit a driveway width of up to 43 feet, a variation to permit a clearance of five feet between the building and fire lane, a variation to permit a five foot landscape buffer between residential and the M-2 General Manufacturing, and a variation to permit a photometrics plan with footcandles up to maximum of .8 foot candles at the property line. The property is located at 330 S Rohlwing Road in Addison, Illinois, 60101.

   P.I.N.: 02-25-401-026

   Petitioner: Ryan Cullen, ML Realty Partners

   The Public Notice was advertised in the October 27, 2026 issue of the Daily Herald Newspaper.

   Consideration of File #PZ-26-17 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."