

STATE OF ILLINOIS)

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COUNTY OF DU PAGE)

OFFICIAL MINUTES OF THE
VILLAGE BOARD/PLAN COMMISSION
PRE-ANNEXATION PUBLIC HEARING
Tuesday, January 9, 2007

Call to Order

The Public Hearing of the Board of Trustees of the Village of Addison was called to order by Mayor Hartwig at 7:04 PM, Tuesday, January 9, 2007 in the Board Room of the Village of Addison Municipal Building, 1 Friendship Plaza, Addison, Illinois.

Upon roll call by Clerk Zucchero, the following were in attendance:

Trustees Hundley, Layne, Lynch, McDermott, Theodore & Mayor Hartwig

Absent: Trustee Veenstra

Also in attendance, were Gary Reschke of the Community Development Department and Larry of the Fire District.

The following members of the Plan Commission were present:

Joseph Bonfanti, Dale Duntelman and Marianne Fotopoulos

Mayor Hartwig reviewed the procedures to be followed:

Reading of the Legal Notice

Petitioner presents the case

Questions from the Board

Questions from the Plan Commission

Questions from the Audience

A call for positive testimony

A call for negative testimony

Summation by Petitioner

The purpose of the meeting is to receive the point of view of the developer, to receive what it is that they are proposing, and to give all an opportunity to ask questions and discuss same. This is not a decision-making forum. We are seeking public input.

File #PZ-06-46

Consideration regarding the annexation and rezoning of 1.84 acres of land at southwest corner of Woodland Ave. and Rohlwing Rd. to R-3C Multiple Family Residential District (medium density) also know as 4N178 Route 53 containing 22 town homes with a Special Use for a Planned Unit Development and Resubdivision.

PIN: 02-23-407-001, 02-24-407-002, 02-24-407-003

Petitioner: Ramy Saif

Clerk Zuccherro referenced the legal notice as published in the Daily Herald Newspaper on December 22, 2006.

Motion to open this public hearing was made by Trustee Layne, seconded by Trustee Hundley at 7:10 PM

Motion carried.

Clerk Zuccherro swore in Ramy Saif of Pyramid Development at 731 Town Place, Hinsdale, IL.

Mr. Saif described the property and presented his plan for the site, which was the same plan presented previously on June 11, 2002. He explained that this is a hard spot to develop. They have tried different designs for the site and this seems to be the best project for the site. The property is on a major highway, which may get widened soon. This is a gateway to the Kings Point residential area. They have tried to work with a design that would accommodate both, they even considered commercial at one point with a bank, daycare, and strip mall. None really would work; it is difficult to try to accommodate the needs of the neighborhood and the needs of the developer. This time they came up with town homes, which will fit on the site. Each unit 3,000 Sq.Ft, 100% brick, lime stone and wrought iron. 10 ft. ceilings, granite counter tops, marble baths, maple or cherry cabinets. They want to have something that is the same size as a single family home and maintenance free. They will work with the elevations to make the area appealing. They will try to make these town homes unique and high quality while trying to make them affordable. Using a rendering he further described the project and the appeal. It will light up the area and upgrade the gateway to the adjacent subdivision.

Questions from the Board

Mayor Hartwig said that in 2002 this proposed 22 unit town home project was presented to the Board after some discussion the project was changed to 7 single family homes, he then went to the Plan Commission where the single family homes were approved unanimously and approval was recommended to the Board for that project. Mayor Hartwig asked what happened to that project.

Mr. Saif said that they tried to work with the project and it was not going to be economically feasible. It would be difficulty to market the homes being right on

Route 53. The price of the homes would be unattainable having the main street there. The entrance would be very difficult because they would have to have 7 openings onto Rohlwing Road, which would be very difficult to get from the State. Therefore they went back to the town home project and changed the entrance around to have one entrance on Rohlwing Rd. and have the exit on Woodland to make it easier to get in and out.

Mayor Hartwig asked if he was aware of the fact that both north and south of the property are single-family homes. Mr. Saif said that he knew that.

Mayor Hartwig asked if staff informed Mr. Saif that the typical town home development rule that follows is about 8 units per acre and this particular is about 14 or 15 units. Mr. Saif said that he was made aware of that also. One of the goals that they are trying to accomplish is to make this development very special; this is an expensive product to build. This is an area with easy access and a good town. They think if you have the right location and you build the right project it is worth the risk. Mayor Hartwig feels that a big cost in a development is the price of the land. It is not the job of the Board not to make the value of the property to go up or down, the Board's job is to make sure that development is good for the Community at large and good for the adjacent Community. That is something that the Plan Commission will be taking a close look when they hear this tomorrow evening.

Trustee McDermott; what is his knowledge of the Addison Comprehensive Plan for the Village's intended use of this property as well as the unincorporated property to the south of this property.

Mr. Saif said that the Zoning in the area is Residential; the Comprehensive Plan was still being worked on when he first presented this plan to the Village. He believes that there was a thought of having some light commercial in that area. With any site, you try to maximize the highest and best use for the property and hopefully the use fits with the Comprehensive Plan. In this case since they tried everything and have gone through all the different ideas, they feel this is the highest and best use for the property.

Trustee McDermott then asked Mr. Saif what his view is of spot zoning or overbuilding of a site given that the Comprehensive Plan may be looking for one thing at low density and he is struggling to develop the rational for doing something that is more dense and out of character with the neighborhood.

Mr. Saif responded that the Comprehensive Plan is not to have something that fits in the neighborhood that remains vacant and does not sell, that would hurt the property values in the area. The intent is to upgrade. A Comprehensive Plan is made by those that want the best for Addison. They really tried everything that could fit on that corner that could sell and is appealing even if you have to vary from the Comprehensive Plan a little and he feels that is something that is very worth-while.

Trustee McDermott asked Mr. Saif if he has looked at any other sites in Addison for this product, possibly in the Town Center area where we are looking for developments of this type.

Mr. Saif said that they are actively looking all the time; everything is about price and affordability.

Mayor Hartwig asked if he has talked with residents in the area about this project.

Mr. Saif said that he has and the feedback was very positive.

Trustee Theodore asked about the underground detention, and if he has done anything like this before.

Mr. Saif said that he has not but their engineers have. It is very expensive and when the land is expensive, you want to maximize the potential use. This works great and is much more beneficial.

Trustee Theodore asked Mr. Reschke if there is anything like this being used in the Village other than the one house the he knew of.

Gary Reschke said that we have had some, for example the 21 townhouse on Lake St. next to Krage Service Station has a similar detention and has a huge structure all underground. This is a little different from this proposed project. The Engineering Staff has looked at this and feel that the detention, as designed, will only take 1/3 of what will be needed.

Questions from the Plan Commission

Ms. Fotopoulos asked Mr. Saif to define what he means by saying "We are..." who exactly is "We"?

Mr. Saif said that "We" is Pyramid Development, Ramy Saif and his partners.

She wants the residents to know that the Village of Addison did not discuss this with him but rather Pyramid Development.

Ms. Fotopoulos stated that he did not know the price, after all the research there must be some price in mind. Also, how much higher will these units be that surround the area.

Mr. Saif said that the units will run from \$399,000 to \$449,000. The units will be one level higher; they are not asking for a variance, the height will be about 32 ft. This is a flat roof; the peak is in the front for appearance.

Mr. Reschke said that it has to do with where you measure the height. In our case this Zoning District has a 40 ft. height restriction, if it is measured from the very top, at the peak, it is close to 39 ft. and it is still meeting the requirements for the district.

Ms. Fotopoulos was concerned that the roof could be used to sit on.

Mr. Saif said that there would be no mean of access to the roof from the inside.

Mr. Bonfanti said that this project would fit better in the Town Center area

where the higher density can be considered. He also has a problem when developers tell us that the numbers do not work. Mayor Hartwig added that what he said earlier, that everything depends on the price of the property, if someone pays more for the property than the property is worth that is not our problem.

Mr. Saif showed the site plan using the overhead showing the ingress/egress and layout of the units.

Ms. Fotopoulos asked why he felt that this plan would work now after being denied in 2002? Was there any study done regarding the demographics.

Mr. Saif said that he really liked the plan and feels that it can work for the area. This is a buffer for the single-family homes to the main street. They did do some studying, they were told that the single family homes would be very difficult to sell unless they would be built very cheap which would not be fair to the neighbors.

Mr. Bonfanti noted that there is not on street parking in the development.

Mr. Saif said that there are 2 car garages with 2 tandem parking spaces per unit.

Mayor Hartwig asked if this will be a dedicated street or not.

This will be a private street.

Trustee Lynch asked what market they are trying to appeal to.

They think it will be mostly empty nesters.

Trustee Lynch said then if these buyers are leaving a two-story family home and now this is a three-story home, an empty nester will be looking for an elevator especially with the 10 ft. ceilings.

Mr. Saif said that this is a form of forced exercise.

Questions from the Audience

Sandy Super, 1821 W. Holtz

Route 53 expansion has not been taken into consideration. When is the Route 53 project coming in? Also, the egress on Woodland Avenue will be adding more traffic and this also needs to be taken into consideration.

Mayor Hartwig said that it should be 2009-2010.

James Lombardo, 1678 W. Woodland Avenue

Will these units be owner occupied?

The buildings that are facing east, will the rear of those building be facing west?
Where is the water from the detention going to go?

Mr. Saif said the units will be owner occupied.

Gary Rescke responded to the question about the detention stating that the developer will have to put in a holding area to restrain the water, the water does go north and goes into the storm system that goes to the north.

Mike Super, 1821 W. Holtz

The last time the developer met with the residents was 2 years ago. At that time the residents said that they would allow only 3 homes on Woodland and not allow any town homes. This project should go to the Town Center area.

Mr. Saif said that he did meet with some of the homeowners recently. The site plan that Mr. Super saw at that time was town homes in back of the single family homes on Woodland and that plan was tight and would be difficult to work out. They tried many plans; there is not a single solution that will please everyone. This plan has no basement to solve the water problem.

Rich Hansen, 1828 Woodland Avenue

Quality has been stressed, with these amenities and if this plan is accepted, is there some type of Village governance in which the Village will make sure that the developer does what he proposes and the project does not cheapen or outdoor living space that will be added.

Mayor Hartwig said that the developer would have to come in with very specific plans, this is a PUD and cannot be changed and our inspectors will make sure that the inside and outside are done exactly to plan. That is a responsibility that the Village has and will do.

Positive Testimony

None

Negative Testimony

Helen Gouer, 1815 Woodland Avenue

Too many units, will this effect her property values and will the developer put up escrow to secure her value if she decided to sell in 5 years. She would consider town homes, but less than 22. Objection is to the density.

Mayor Hartwig said he would not be expected to put up escrow.

Sandy Super

Town homes do not fit into the neighborhood, there is too much density. She also objected to no street parking and not enough area for emergency vehicles.

Mayor Hartwig asked for a show of hands:

Those agreeing with town homes but fewer..... 2

Those that say no town homes – single family only.....13

There was no one in favor of the project as presented.

Lauren Alvera, 1719 W. Woodland Avenue

Traffic is a major concern, what will be done with the traffic? Will a traffic signal be considered?

Mayor Hartwig said that traffic is always a concern. We are strongly pushing IDOT to put in a traffic signal at Woodland Avenue. We cannot guarantee that. We as a Board believe that a signal is in order.

Mayor Hartwig summarized the concerns heard as being:

Density, parking, egress and the character of the neighborhood.

Summation

Mr. Saif said that there is no perfect plan for any site. We are on the same team and should try to work together. He will try to work on a solution where everyone wins but there must be flexibility.

Mayor Hartwig concluded by saying that we as a Board and Plan Commission are charged with doing what is best for the Village of Addison, looking at all of our various areas of the Community to make sure that whatever is built will enhance not only that area but the Community as a whole with something that we can be proud of.

Mr. Saif asked if the residents present would please stay to discuss this further.

Motion to close this public hearing was made by Trustee Theodore, seconded by Trustee Lynch at 8:10 PM.

Motion carried unanimously.



Lucille Zuccherro
Village Clerk

Larry Hartwig
Mayor

**Legal Notice
Notice of Public Hearing**

Notice is hereby given pursuant to Division 15.1 of Article Eleven of Chapter 65, et.seq. of the Compiled Statutes, that a public hearing will be held before the corporate authority of the Village of Addison on Tuesday, the 9th day of January, 2007 at 7:00 p.m. in the Village Board Room of the Village Hall at One Friendship Plaza, Addison, Illinois for consideration of hearing testimony on the Annexation and Re-zoning of 1.84 acres at the Southwest corner of Woodland Avenue and Woodland Road to R-3C Multiple Family Residential District (medium density), also known as 4N178, containing 22 townhomes, with a Special Use for a Planned Unit Development, and Re-subdivision of the property is legally described as follows:

File #PZ-06-46

Parcel 1: The South half of the North half of the North half of the following description (except the North 2 Acres thereof), Lot 4 and Lot 5 except the South 226.23 feet of Bloomingdale Township Supervisors Assessment Plat No. 8, Being a part of the Southeast Quarter of Section 24, Township 40 North, Range 10 East, of the Third Principal Meridian, the Plat thereof Recorded May 7, 1948 as Document No. 544630, in DuPage County, Illinois.
Parcel 2: Lot "B" in Lullo's West Addison Highlands Unit 1, being a Subdivision of the Southeast Quarter of Section 24, Township 40 North, Range 10, East, of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 3: The North half of the South half of the North half of the following description (except the North 2 Acres thereof), Lot 4 and Lot 5 (except the South 226.23 feet of Bloomingdale Township Supervisors Assessment Plat No. 8, being a part of the Southeast Quarter of Section 24, Township 40 North, Range 10, East, of the Third Principal Meridian, the Plat thereof Recorded May 7, 1948 as Document No. 544630, in DuPage County, Illinois.

PIN - 02-24-407-001, 02-24-407-002, 02-24-407-003

Petitioner: Ramy Saif

You are hereby notified that the proposed pre-annexation agreement may be changed, altered, amended or redrafted in its entirety after the public hearing. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

A draft copy of the pre-annexation agreement is available for your review at the Community Development Department, Village of Addison, Room 1200.

Larry Hartwig
Mayor
Village of Addison
Addison, Illinois 60101

Daily Herald Newspaper
Issue of December 22, 2006



PLEASE SIGN IN

ADDRESS

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