

Plan Commission Minutes  
January 10<sup>th</sup>, 2007

1. Call to Order

Chairman Bonfanti called the meeting to order at 7:00 p.m.

2. Roll Call

Present: Bonfanti, Duntelman, Fotopoulos, Kamide, Price, Schmitt, Vachout

Absent: None

Also Present: Trustee Theodore (7:15 p.m.) and Larry Bellamy of Addison Fire Department

Chairman Bonfanti stated that there is two (2) public hearings and five (5) items on the business meeting.

PUBLIC HEARING

1. File #PZ-06-46, consideration regarding the annexation and rezoning of 1.84 acres at the southwest corner of Woodland Avenue and Rohlwing Road to R-3C Multiple Family Residential District (medium density) also known at 4N178 Route 53 containing 22 townhomes with a Special Use for a Planned Unit Development and Resubdivision.

P.I.N.: 02-24-407-001, 02-24-407-002,  
02-24-407-003

Petitioner: Ramy Saif

This file was advertised in the December 22<sup>nd</sup>, 2006 issue of the Daily Herald Newspaper.

Chairman Bonfanti stated that he will be abstaining from voting on this file due to knowing the petitioner.

Mr. Ramy Saif, the petitioner was present and sworn in.

Mr. Gary Reschke of the Community Development Department stated that this project came to the Village of Addison in June of 2002 with the request of 22 townhomes, and he is now back to annex and rezone the property to R-3C at the southwest corner of

Woodland and Route 53. There are several variations for this property and he plans to construct 21 townhomes as a PUD. He has them arranged in 7-units in 3-building with single access onto Woodland and Rohlwing Road. There is some landscaping shown on the site plan, but a more formal landscaping plan will be needed if he proceeds. Our staff has looked at the preliminary engineering and the proposed underground system of pipes and our staff indicated that he will need more pipe to hold the amount of detention that he will hold. He is not allowed to pay a detention fee because it is the staff position that he provides it all on site. Staff also recommends that this project not be approved because its density and design exceed what is allowed in the R-3C District and what is existing in that surrounding area which is single family homes.

Mr. Saif stated that there is a long history on this site and after last night's public hearing and meeting with the neighbors, he has decided that single family homes will be better than townhomes in that location. Mr. Saif thought that this is the best way to go and he wants everyone to be happy.

Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. Mr. Jim Lombardo of 1678 Woodland asked what are they going to do with the water, is it going to go down Woodland Avenue or Route 53? Mr. Saif stated that it will go down Route 53. Ms. Melodee Zdeb of 1836 Kings Point West asked if there is only going to be 7 single family homes. Mr. Saif stated yes. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks there were none. Chairman Bonfanti closed the public hearing for File #PZ-06-46.

2. File #PZ-06-49, consideration regarding various fees set forth in Village Codes having to do with development applications and approvals.



Petitioner: Village of Addison

This file was advertised in the December 22<sup>nd</sup>, 2006 issue of the Daily Herald Newspaper.

Mr. Gary Reschke of the Community Development Department was present and sworn in. Mr. Reschke stated that this is a routine fee increase that is done every three years. An ordinance will be passed and this gives us an opportunity to make any significant changes. The changes we have are colored zoning maps which will be \$25.00 and the engineers would like to be able to charge for plan review for houses/condos. It is a 5% increase per year. Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti closed the public hearing for File #PZ-06-49.

#### BUSINESS MEETING

1. Consideration to approve the minutes of the December 13<sup>th</sup>, 2006 meeting.

These minutes will be carried over until next month's meeting in February.

2. Consideration of File #PZ-06-46 as described above.

This file has been withdrawn.

3. Consideration of File #PZ-06-49 as described above.

Mr. Duntelman made a motion for a positive recommendation for the rate changes in the Zoning Ordinance. Mr. Vachout seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. File #00-10, Resolution for Acceptance of Public Improvements at the Century Point Subdivision located at Beverly Avenue.

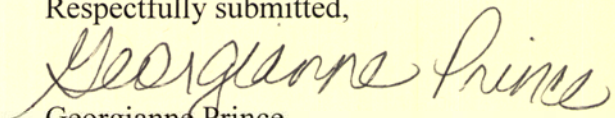
Mr. Gary Reschke stated that this is a housekeeping item and we are looking for formal acceptance.

Mr. Vachout made a motion to approve the Resolution for Acceptance of Public Improvements at the Century Point Subdivision located at Beverly Avenue. Mr. Duntelman seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll was taken. Motion carried.

5. Other business as directed by the Chairman.

Chairman Bonfanti asked for any other business. Hearing none, Mr. Duntelman made a motion to adjourn the meeting at 7:25 p.m., seconded by Ms. Fotopoulos. Motion carried.

Respectfully submitted,

  
Georgianne Prince  
Recording Secretary