

Plan Commission Minutes
May 9, 2007

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Dunteman, Fotopoulos, Kamide, Vachout

Absent: Price, Schmitt

Also Present: Village Manager, Joe Block

Chairman Bonfanti stated that there are four (4) public hearing and six (6) items on the business meeting.

PUBLIC HEARING

1. File #PZ-07-15, consideration regarding the annexation and rezoning of 0.34 acres of land at 17W342 Red Oak Street to R2 Single Family Residential District with certain variations.

P.I.N.: 03-22-210-016, 03-22-210-017

Petitioner: Brian & Louise Koch

The petitioner was present and sworn in. Mr. Gary Reschke of the Community Development Department stated that this property on Red Oak had a failed septic system, so the Koch's approached the Village for an emergency hook up. The Koch's signed all the necessary paperwork, applied for their building permit and connected last week to water and sewer. At this point they are going through the annexation process. The lot as it is does not require any variations, it meets the R-2 zoning district, however, they are requesting as part of their annexation agreement that they be permitted to retain the two lots of record that makes up their property. The house is in the middle of those two lots so they are suggesting that they retain the 2-lots of record. Therefore they will need variations to reduce minimum lot width requirement in the R-2 district from 60 to 56 for both lots and to reduce the minimum lot requirement area from 8400 to 7440 square feet for both lots. Mr. Reschke stated that these are the variations and to fulfill those it would actually be

necessary for someone to remove the existing house. Most of the lots on Red Oak are that lot size.

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 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-07-15.

2. File #PZ-07-17, consideration regarding amending the Dinella Annexation Agreement for 1.09 acres of land at 20W441 Grove Avenue to resubdivide the existing house into 2 lots with certain variations.

P.I.N.: 03-18-305-001

Petitioner: Robert J. Dinella

Mr. Tom Breen, attorney for the petitioner was present. The petitioner was present and sworn in.

Mr. Breen stated they are requesting a two lot subdivision of an existing lot which is Lot 4. Last year we subdivided a parcel of property and the owner retained possession of it due to an issue with it. Mr. Breen handed out copies of the original subdivision plat, the new subdivision and the annexation agreement that they entered into. Mr. Breen stated that they are asking that Lot 4 which his client has entered into contract with the owner of that property Mr. Janicki, to be subdivided into 2 parcels. The new lot that they are asking for would be subdivided into 2-lots. The interior lot would be the same size as the existing the 3-lots. It would be 78 feet x 100 feet and the variation they are requesting is consistent with the variations granted in already applying to Lot 4 of the subdivision. The corner lot which is on the southeast corner of Grove and Central and it would have lot dimensions of 94.75 feet x 100 feet with the same variations that exist for lot

depth. It would have a square footage of approximately 9475 feet. The variation as to depth has already been granted as part of the annexation agreement. The existing home would be demolished so all of the variations that exist for the existing home would now become moot. They plan to demolish the building and they would be connecting to sewer and water on Grove and pay a recapture. Mr. Breen stated that he would like the annexation agreement to stay in full force and effect. As it pertains to the corner of Lot 2, they would connect to Central and therefore the recapture would be waived.

Mr. Gary Reschke stated that with the 2-lots that he is creating from the Janicki parcel, he needs variations to reduce the minimum lot depth from 115 feet to 100 feet and this is the same as the variations granted on the first 3-lots that were created last year. Mr. Reschke stated that he is also installing the water, sewer and sidewalk on Central Court and he will be paying recapture for the road improvements on Grove for both lots, and he will get a credit for the impervious area of the existing house when they go to calculate the amount of detention that they will have to pay for.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked about the sidewalk issue. Mr. Breen stated that currently the sidewalk exists on Grove and Dinella will have to put one in on Central, but the road improvements would be as it exists. Ms. Fotopoulos asked if most of the homes are incorporated. Mr. Breen stated they are unincorporated. Chairman Bonfanti asked if there were anymore Plan Commission questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

Bob Carlson, resident, stated that he has concerns and feels that there is a lot of open land, traffic is bad and density is an issue. He would like the Plan Commission to look at this and to what we want for Addison and the quality of life.

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-17.

3. File #PZ-07-16, consideration regarding the rezoning of 0.62 acres of land at 475 N. Lombard Road and 1356 W. Dale Road from R1 to R2 Single Family Residential District.

P.I.N.: 03-19-417-002

Petitioner: Hector and Luz Anaya

Mr. Raman Thakker, engineer for the project and Mr. Hector Anaya the petitioner were both sworn in. Mr. Gary Reschke stated that Mr. Anaya has 3-lots that have been subdivided previously in 2006 and 2007, 475 Lombard Road, 471 Lombard Road and 1356 W. Dale Road which is the existing house. All of those lots meet the zoning for the R-2 District, however it was brought to our attention that there might be an error in the Village's zoning map that didn't show that as R-1, so we went back to check and when we checked the Building, Zoning & Development minutes (which are included in your packets) you will see that the Board wanted it to be R-1. Mr. Reschke stated that he is requesting a rezoning from R-1 to R-2 to correct for that to allow the subdivisions to go forward.

Mr. Joseph Block, Village Manager, stated they discovered during the process of the resubdivision that there was an error on the zoning map. We stopped the process and didn't finish processing the subdivision, did not sign ordinances or record them and it was put on hold. Mr. Block also stated that they immediately informed Mr. Anaya that if he wanted to proceed with a 3-lot subdivision, which the Board did not have an issue with; he would have to come back for rezoning. Mr. Block stated that with regard to the original zoning, this occurred back in 1999 and at that time Mr. Anaya had indicated that he was not certain what he wanted to do with the property. The Mayor made the suggestion at that time assuming that this might come back for a resubdivision that the property be rezoned to R-1 because he wanted to make sure the Village Board had control over future of resubdivision, particularly in terms of what type and size of home with certain amenities that would be constructed on there so that is the reason for selecting the originally R-1 zoning. Mr. Block stated that the confirmed this in a conversation with the Mayor that was his intent to make sure that we had the control over it, but as I indicated based on the initial request for the 3-lot

subdivision, the Village Board didn't have a problem with it, this is why it is back for consideration of the R-2 zoning.

Mr. Reschke stated that additional engineering has been provided in your packets and Mr. Thakker is showing that, picking up the water along the back of these lots and getting it over to a detention basin. It would be necessary to cross the back of the adjacent property with a utility easement in order to accomplish that. We think it is a better design than what we had before with dry-wells.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if there is an existing home on these lots. Mr. Thakker stated that there is one on the corner. Mr. Reschke stated that the existing home on Dale Road, the second resubdivision that occurred gave a year and half for that house to be removed so that he would be able to build the 2-lots that were approved under that subdivision, if that house is not removed by 2008 then that subdivision would go away. Mr. Vachout asked why he didn't remove the house. Mr. Reschke stated that he wanted to build one house first before he started to do anything with the property that includes the existing house. Ms. Fotopoulos stated that in 1999 didn't he do a resubdivision? Mr. Reschke stated that in 1999 he didn't do any subdivision. Mr. Block stated that it was a simple annexation.

Chairman Bonfanti asked if the audience had any questions. Mr. Robert Zielinski, 20W144 Dale Road, stated that there are several problems with this. Mr. Zielinski stated that he has confronted Gary Reschke on several occasions. Mr. Zielinski stated that he requested the minutes from the meeting and it shows it right in there. How can the subdivisions be valid if the zoning was never there? Mr. Block stated that the subdivision was stopped, no ordinances were signed and nothing was recorded. There is no subdivision right now. Mr. Zielinski stated that on record you are showing ordinance numbers and everything else from 475, 471 and 1356 as all separate lots. Mr. Zielinski stated that he has the paperwork to prove it. Mr. Block stated that when we discussed the mistake we stopped the process at that point and we told Mr. Anaya that he would have to come back. Mr. Zielinski stated for rezoning, not for subdivision. How can those subdivisions be legal right now if there was no zoning in there right of way. Mr. Block stated that we first have the consideration of the Plan Commission as to whether the gentleman should get the rezoning and if he does then we would have to talk to the attorneys if anything had been acted on by the Board but not finalized would

have to be voided and redone. Mr. Zielinski stated that it was all finalized and that he has copies of everyone signing off on it saying that is an ordinance. Mr. Block stated that the 3-lot subdivision is invalid because it does not meet the zoning that is why it is back here tonight. Mr. Zielinski stated that if it is invalid it does not exist, so 475 and 471 does not exist right now? Mr. Block stated three times that there is no 3-lot subdivision because there is not a proper zoning. Mr. Zielinski is just stating that he has records with ordinances on them saying that they are legal subdivisions and some of them are recorded in Wheaton. Mr. Block stated that the 3-lot subdivision was an invalid subdivision, because we discovered the error in the zoning and that is why he is back here.

Mr. George Sobyra, 3N531 Central Court, had some questions and wanted to see the plan on the overhead. Mr. Sobyra asked where the corner in regards to Stone School is. Mr. Thakker showed him the plan on the screen. Mr. Sobyra asked about the storm water and what size main lines that you are talking about carrying those 3 homes from. Mr. Thakker stated that they are asked to install the sewer system. They are an 18 inch size storm sewer, it is very small, and is about half an acre in area. This 18 inch sewer will take the water from the 3-lots towards the east and go north; there is an existing sewer which is in the Village owned easement. Mr. Sobyra asked Mr. Thakker what are you basing your calculations on that you are carrying through that 18 inch sewer. Mr. Sobyra stated that he sells pumps in this industry so he knows what he is dealing with. Mr. Thakker stated that on 100 year rain water that is about 7.58 inches of rain in 24 hour. It generates about 11,000 cubic feet of water over the 48 hour period. Mr. Thakker said they could do it a couple of different ways, based on these lots, the age in sewer will be more than enough to carry the rain water. Mr. Sobyra does not have a problem with the size. Chairman Bonfanti asked if these have to go through two agencies, all the engineering, the Village as well as DuPage County. Mr. Reschke stated that this line is crossing the back of the Zielinski property as well as the school property to get to the detention basin that we own. Mr. Thakker showed the plan on the screen and explained it.

John Mueller, 3N711 Elizabeth, asked what are the sizes of the homes. Mr. Thakker stated they will be approximately 3200 to 3400 in square feet.

A resident made a comment regarding the school right there and how will it be safe.

Mr. Clarence DuPree, 53 Trails Estate, 20W260 Belmont, stated that this started in 1999, when we had the hearings, he gets the newsletter, we had the notification about having 2 homes. Mr. DuPree stated that he understands and Addison's mismanagement of money, \$20 million dollars or whatever they have to make up, shortfall \$65 million dollar dog gone budget, he understands that money is tight and they can make more money on that property. Present taxes are about \$4,000 and they are going to triple that. He understands that but also understands that they are a neighborhood and there is a nature center and there is uniqueness about that area. There are 3 schools over there and the nature of that stretch right in there does not duplicate itself anywhere in this community. Mr. DuPree stated that this is based on an error and are you going to ignore the error.

Ms. Judy Graf, resident, stated that if she understood correctly that the Mayor wanted this to be R-1. Mr. Block stated that the Mayor suggested to the Village Board R-1 zoning because Mr. Anaya at that point didn't know what to do exactly. The reason the Mayor suggested R-1 is that the Village would have more control over it than initially giving it R-2, but there was always the feeling that Mr. Anaya might come back for a future rezoning. Ms. Graf asked that if with R-2, would the Village still have control over it. Mr. Block stated that we can specify exactly the type of homes and size and everything with regard to the subdivision.

A resident asked what the total acreage of each lot is. Mr. Reschke stated that 475 S. Lombard Road is 8,400 s.f., 471 S. Lombard Road is 8,400 s.f. and the 1356 W. Dale Road (new house) is about 10,000 s.f.

Chairman Bonfanti asked if there were anymore questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

Mr. Robert Zielinski, 20W144 Dale Road, stated that he feels R-2 zoning is not consistent with the other homes, traffic and safety is an issue. Adding two driveways is a big mistake.

Mr. George Sobyra, 3N531 Central Court, has concerns about hydraulics and the 8 inch line. He hopes Addison doesn't spend dollars over safety.

Mr. Robert Carlson, 4N010 DuPage, stated that he has concerns about the safety and traffic issues. He wants the Village to listen and use their imagination.

Ms. Bridget Zielinski, 20W144 Dale Road, stated that she has recorded documents for two homes only. She feels that she is a part of the community and when they use the word "residential" it takes offense.

Chairman Bonfanti asked if there was anymore positive or negative testimony. There was none. Chairman Bonfanti asked for closing remarks. There was none. Chairman Bonfanti closed the public hearing for File #PZ-07-16.

4. File #PZ-06-46, consideration regarding the annexation and rezoning of 1.84 acres at 4N178 Rohlwing Road (old lot 53), the southwest corner of Woodland Avenue and Rohlwing Road to R2 Single Family Residential District with a Special Ordinance for a Planned Unit Development for 8 lots with certain variances.

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

Petitioner: Pyramid Development, LLC

The petitioner was present and sworn in. Mr. Reschke stated that this project started in back in 2002 and at that time it started as townhomes. More recently in January of this year, this changed back as a 22-unit townhome project and it had some reaction from the residents in that neighborhood. Mr. Reschke also stated that Mr. Saif has come back with a new proposal for an 8-unit single family subdivision. The houses are very large, and approximately 4,000 in square feet. They are high and they don't meet the 30 ft. height restrictions for that district. Mr. Saif is putting in a street through from Woodland to Rohlwing and if you look at the plans those are right in/right out at those points. If you look at the plans from the Fire Department you will note their concerns and comments about getting in on Woodland to the subdivision. Mr. Reschke stated that this is a Planned Unit Development. The Fire Department's particular concern is that with the right in/right out on both Woodland

Rohlwing it would be necessary for them to go in on Woodland, but unless they can get a median/island opened up at the entrance they won't have a good way of getting into the subdivision. The median is owned by Kings Point.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked what the sale price of the homes will be. Mr. Saif stated in the \$750,000 to \$800,000 range. Ms. Fotopoulos asked why 8-homes instead of 7 homes. Mr. Saif stated that he feels 8 homes would be nicer, it looks more proportioned and a better fit. Chairman Bonfanti stated that DuPage County is a R-4 zoning and you are asking for R-2, how does that compare. Mr. Reschke stated that R-4 is a 15,000 square foot lot with water and sewer, however they are thinking of a larger lot, without water and sewer it may be 40,000 square feet. Chairman Bonfanti asked if the Plan Commission had anymore questions. There were none. Chairman Bonfanti asked if the audience had any questions. Mr. Mike Super, President of Kings Point Homeowners Association, stated that he talked about the island and cutting thru it. Mr. Super stated as long as you are going to compensate the residents for the landscaping we are fine with that. Mr. Super stated that he has to take it to a Homeowners meeting and get their ok on it. Chairman Bonfanti asked if there were anymore questions from the audience. There were none.

Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

Mr. Robert Doller, 1815 Woodland, stated that the project will back up to his house. He feels it will be good.

NEGATIVE TESTIMONY:

Mr. Robert Carlson, resident, stated he feels we need more open space.

Mr. Clarence DuPree, resident, stated he feels it is to cramped and that the density should be thought about.

Chairman Bonfanti asked if there was anymore positive and negative testimony. There was none.

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

These files were advertised in the April 23rd, 2007 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the March 14th, 2007 meeting and April 11th, 2007 meeting.

Mr. Kamide made a motion to approve the minutes of the March 14th, 2007 meeting, Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Dunteman and Mr. Kamide abstained. Motion carried.

Ms. Fotopoulos made a motion to approve the minutes of the April 11th, 2007 meeting, Mr. Dunteman seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Kamide and Mr. Vachout abstained. Motion carried.

2. Consideration of File #PZ-07-15 as described above.

Mr. Vachout made a motion for a favorable recommendation for the annexation and rezoning of 0.34 acres of land at 17W342 Red Oak Street to R-2 Single Family Residential District with the variations listed. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-07-17 as described above.

Mr. Vachout made a motion for a favorable recommendation on amending the Dinella Annexation Agreement for 1.09 acres of land at 1571 and 1611 W. Grove to resubdivide into 2-lots with the variations listed. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Consideration of File #PZ-07-16 as described above.

Mr. Vachout stated that he understands that a mistake was made however, he would have to agree with some of the comments that were made by the people and he thinks it was pretty clear in the

first attempt that it was R-1 and he doesn't see any reason to back away from this at this point, however that is his opinion.

Mr. Dunteman stated that the issue that was brought up about the traffic patterns and the proximity of the cross-walk for schools and stop signs is something that should be addressed by the Village of Addison. He is in agreement with Mr. Vachout that maybe R-1 our original recommendation is appropriate for this site and that a driveway immediately adjacent to a stop sign is a bad traffic design. Mr. Dunteman stated that on a different matter, he doesn't sell sump pumps but has been a Professional Engineer for 40 years. He feels the design is appropriate and that our Engineering Staff is perfectly capable of reviewing the drainage calculations on this site. It is our job to look at it from a planning point of view; however I do understand stormwater management without the use of pumps.

Mr. Kamide asked what is the safety concern with the driveway in terms of having an additional house. What makes it unsafe? Ms. Fotopoulos stated that the cars that are backing out and everyone does not look where they are going. Mr. Kamide asked if it is everyday. Ms. Fotopoulos stated every day. Mr. Reschke asked if they have a crossing guard. Ms. Fotopoulos stated no, but a teacher walks them out and helps them cross. Mr. Kamide asked what difference one house is going to make. Ms. Fotopoulos stated that we already added two more driveways on Lombard Road. When we approved the two houses next to Stone School we added a driveway. We also approved two more houses with another driveway. The next 3 houses next to this property are also built on large lots. The potential of possibly 6 more driveways on Lombard Road if we start subdividing the properties. Ms. Fotopoulos feels that we are setting a precedent. Mr. Kamide stated that this isn't the first request. Mr. Block stated no it is the fifth one. Chairman Bonfanti asked if there is any R2 zoning in that area. Mr. Reschke stated that the entire area is zoned R-2, that is why the R-1 was so easily overlooked was because the entire area is zoned R-2. Mr. Kamide asked if we are starting this process over. Mr. Reschke stated that Mr. Anaya has two subdivisions that have been previously approved, he is coming back to get it rezoned so that those subdivisions can be effective. The Plan Commission has already approved the subdivision. Mr. Dunteman stated that this is only a rezoning hearing. Mr. Kamide asked about the unincorporated properties. Mr. Block stated that there is unincorporated on both sides. Mr. Vachout asked if we approved the 3-lot subdivision. Mr. Reschke stated that the Plan Commission approved 2-

subdivisions, one in 2006 and the most recently one in March. Each time it was two lots, but when you resubdivide the existing house for Anaya you get two. You are dividing one that had been previously divided so you end up with 3. Mr. Block stated that the Commission had made that recommendation to the Board who concurred with it and then we found that there was a problem with the zoning. Mr. Kamide stated then the request originally came to the Commission for R-1 zoning. Mr. Reschke stated that in 1999 when the property was annexed it was zoned at that time as R-1. Mr. Kamide stated that was the Plan Commission's request, so they are coming back to us saying that they rather have R-2 zoning. Mr. Duntelman stated that they need R-2 in order to subdivide. Mr. Kamide stated that the calculations that are shown are not showing any variations, is that correct? Mr. Reschke stated yes that the lots don't require any variations for lot width or lot area for R-2 zoning. Mr. Kamide stated that R-2 is within the character of the neighborhood, and upon approval of the R-2 zoning no variations are being requested for this project. This project seems to conform much better to our zoning and building code, and that is why I ask about the safety issue because I wanted to know how that extra house makes it less safe up and down Lombard Road. Mr. Kamide stated that he is not opposed to this; it meets all the requirements of the Village as put forth. Mr. Kamide stated that he knows there is objections to this that there was a mistake before, however, an attempt is being made to correct the mistake rather than brush it under the carpet. The right thing to do is bring it out to a public hearing and correct it.

Mr. Kamide made a motion for a positive recommendation for File #PZ-07-16 regarding rezoning of 0.62 acres of land at 475 N. Lombard Road and 1356 W. Dale Road from R-1 to R-2 Single Family Residential District for the Anaya's. Mr. Vachout seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Ms. Fotopoulos voted no. Motion carried.

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

Chairman Bonfanti stated that he will be abstaining from voting on this project due to the fact the firm that he works for is a client of theirs.

Mr. Kamide stated that he feels this project is too dense. Mr. Kamide stated that they are looking to build 4,000 square foot homes and they look like postage stamp lots. He feels that it is

very narrow. He doesn't understand how you could have no parking on the street when you are building almost a million dollar home. Mr. Kamide asked how a fire truck would get through. Mr. Reschke stated that the Fire Department wrote a letter addressing this concern. Mr. Kamide asked what the conclusion was. Mr. Dunteman stated that they don't like the traffic pattern. Mr. Vachout stated that it seems like they have the right separation between the houses. The variation for the area, you are going down 20 to 22 percent from the smallest reduction, you are cutting off 15 feet on the depth of the lot. One corner lot you are going from a 30 foot setback to a 6 1/2 foot setback. Mr. Vachout stated that he doesn't mind the variations; however, we are looking at huge variations. Mr. Kamide stated that as a PUD he doesn't have a problem with all the variations; however the street seems a little too narrow given the type of traffic. Mr. Kamide asked if there will be an area for a park. Ms. Fotopoulos stated that Nike Park is the closest park. Mr. Vachout asked if they have taken into consideration the potential widening of Rohlwing Road. Mr. Saif stated yes they have. Mr. Saif stated that they have been working on this project for a long time. Mr. Vachout asked if they are going to make it a controlled access. Mr. Reschke stated that there will be a median on Rohlwing Road. Mr. Kamide asked Mr. Saif if this project works, can you scale down the size of the homes and add a little bit of open space? Mr. Saif stated that we can make anything work. Mr. Saif stated that at this point since we have been working on this project we will do whatever works for the Village. Mr. Saif stated that this site is very difficult and we have tried everything, so this is the only thing that they wanted to see. Mr. Kamide asked with a 30 foot street, is there no parking? Mr. Saif stated that you can put parking on one side. Mr. Kamide stated that it seems like Mr. Saif has worked very hard on this project

Mr. Reschke stated that the fences along Rohlwing Road, those are fences forward of the building and they require a variation. Mr. Saif is talking about very ornate, expensive and possibly wrought iron type fences. Mr. Reschke stated that the distance to the detention basin will require a variation; he is going to have things that are closer to the basin. These variations will be needed, however, remember that this is a Planned Unit Development so you are not really granting variations.

Mr. Dunteman stated that he would like to address a Planned Unit Development. Mr. Dunteman stated that the situation here is that the developer is asking for things; however the developer is not

giving us anything. There are no amenities to the Village of Addison. Mr. Dunteman stated that he sees no parks,

playgrounds and no additional parking within the development. Mr. Dunteman stated that the Village gains nothing with this development. Mr. Dunteman feels in his opinion the 7-lot subdivision that Mr. Saif submitted at least there is some open space. If he did a 6-lot subdivision he probably could do it without any variations. Mr. Dunteman stated the situation to the access of Rohlwing Road, he has a right in/right out, if IDOT tends to stick with what they are doing presently in the Village of Addison there wouldn't be a barrier median and it would be striped in which case a right in/right out would not be required. Mr. Dunteman feels that 8-lots are too many, but we can live with 7-lots.

Mr. Joe Block, Village Manager, Village of Addison, stated that in the IDOT plan for Route 53, Woodland would be a signalized intersection with right turn lanes. Mr. Dunteman stated that there is a lot of traffic in and out of the subdivision because it is the main entrance.

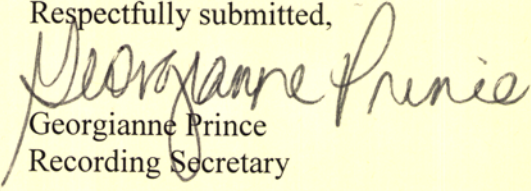
Mr. Dunteman feels that detention should be underground. Mr. Reschke stated that he would have to agree with Mr. Dunteman, the detention that he is showing is going to make up a very small amount and most of it will be in a big underground pipe.

Mr. Kamide made a motion for a positive recommendation for File PZ-06-46 regarding the annexation and rezoning of 1.84 acres at 4N178 Rohlwing Road, the southwest corner of Woodland Avenue and Rohlwing Road to R-2 Single Family Residential District with a Special Use for a Planned Unit Development for 8 lots with certain variations with the additional stipulations that the street be 34 feet wide and Lots 5,6,7 and 8 be pushed down to open up more room for a park on the Woodland side of the development subject to legal and engineering. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. Mr. Dunteman stated that the petitioner will have to come before the Plan Commission for approval of a Subdivision Plat. Roll call was taken. Mr. Dunteman and Mr. Vachout voted no. Chairman Bonfanti abstained. It was a split vote.

6. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business. There was none. Mr. Vachout made a motion to adjourn the meeting at 9:30 p.m. Mr. Dunteman seconded. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary

Plan Commission May 9th, 2007

May 9th, 2007

PLEASE SIGN IN

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