

Plan Commission Minutes

June 13th, 20071. Call to Order

Vice-Chair Fotopoulos called the meeting to order at 7:05 p.m.

2. Roll Call

Present: Dunteman, Fotopoulos, Kamide, Price
Absent: Bonfanti, Vachout
Also Present: Trustee McDermott, Mike Toika of the
Addison Fire Department

Vice-Chair Fotopoulos stated that there are three (3) public hearings and five (5) items on the business meeting.

PUBLIC HEARING

1. File #PZ-06-22, consideration regarding the pre-annexation and rezoning upon annexation of 0.51 acres of land at 17W510 Wrightwood Avenue to R-2 Single Family Residential District with certain variations.

P.I.N.: 03-27-312-015, 03-27-312-016,
03-27-312-017

Petitioner: Lyonhart Group

Mr. Mike LaRocca of Lyonhart Group was present and sworn in. Mr. Gary Reschke stated that this request is exactly the same as it was a year ago when it came to the Plan Commission. Mr. Reschke stated that at that time it was recommended unanimously in favor of their request. This is a pre-annexation agreement for property at McNair and Wrightwood, it is the Chmeleck House and part of the agreement is to cover the house being connected to water and sewer. The property will be subdivided into the County and there will be an additional lot created that meets the requirements of the R-2 zone at that location. Mr. Reschke stated there are variations; however there are none for the new lot that is being created. The variations all pertain to the Chmeleck house to grandfather the conditions there. Mr. Reschke stated that a point was raised at last night's meeting; do all these variations apply only to that existing structure and property the way it is now. Mr. Reschke stated yes,

if that was removed and something new was built it would have to meet all the requirements of our code. Mr. LaRocca gave a presentation using the overhead screen.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Kamide asked how you are going to handle the water. Mr. LaRocca stated that Spaceo/Burke Engineering is doing the engineering work, however everything will be done according to DuPage Codes. Mr. Reschke stated that these properties are not in the flood zone, and that the water line has already been put in by Speedway. Vice-Chair Fotopoulos asked if there were anymore questions. There were none. Vice-Chair Fotopoulos asked if the audience had any questions. There were none. Vice-Chair Fotopoulos asked if there was any positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Vice-Chair Fotopoulos asked for closing remarks. There were none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-07-22.

2. File #PZ-07-20, consideration regarding amending the proposed Text Amendments to the Village of Addison Zoning Code with respect to Ordinance Amending the Zoning Ordinance of the Village regarding Vehicle Rental in the M2 District.

Petitioner: Village of Addison

Mr. Gary Reschke presented on behalf of the petitioner and was sworn in. Mr. Reschke stated that it has to do with commercial areas and the tendency in some of the business areas to rent vehicles and trailers on the side.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Kamide asked for a few examples of businesses doing this. Mr. Reschke briefly explained.

Vice-Chair Fotopoulos asked if the audience had any questions. There were none. Vice-Chair Fotopoulos asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Vice-Chair Fotopoulos asked for closing remarks. There were none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-07-20.

3. File #PZ-07-21, consideration regarding the amendment of a Special Use Permit for Driscoll Catholic High School located at 555 N. Lombard Road in the R-1 Single Family Residential District to increase the maximum height permitted for the District from 30 to 60 feet for 4-sets of field lights for the football field.

P.I.N.: 03-19-416-001

Petitioner: Diocese of Joliet – Driscoll Catholic High School

Mr. Gary Reschke stated that they have been using temporary lighting for their football field for quite awhile and they now have acquired some permanent lights. They are much taller, the temporary were 30 feet and these are 60 feet. The height restriction for that residential district is 30 feet and requires a Special Use. Mr. Tom Geraghty, President of Driscoll Catholic High School was present and sworn in. Mr. Geraghty showed on the overhead a list of when there is activity at the football field. Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Ms. Price asked if they are going to be renting out the football field to other organizations or is it only going to be for the Driscoll students. Mr. Geraghty stated that right now they rent it out to Queen of the Rosary in Elk Grove, and we don't have anyone asking us to use the lights. Vice-Chair Fotopoulos asked if there were anymore Plan Commission questions. There were none.

Vice-Chair Fotopoulos asked if the audience had any questions. There were none. Vice-Chair Fotopoulos asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Vice-Chair Fotopoulos asked for closing remarks. There were none. Vice-Chair closed the public hearing for File #PZ-07-21.

These files were advertised in the May 28th, 2007 issue of the Daily Herald Newspaper

BUSINESS MEETING

1. Consideration to approve the minutes of the May 9th, 2007 meeting.

Mr. Dunteman made a motion to approve the minutes of the May 9th, 2007 meeting. Mr. Kamide seconded. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Price abstained. Motion carried.

2. Consideration of File #PZ-06-22 as described above.

Mr. Dunteman made a motion recommend approval of the annex, pre-annexation and rezoning upon annexation of 0.51 acres of land at 17W510 Wrightwood Avenue to R-2 Single Family Residential District with the variations on the existing house as enumerated, and there will be no variations on the proposed lot subject to legal and engineering. Mr. Kamide seconded. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-07-20 as described above.

Mr. Kamide made a motion for a positive recommendation of the proposed Text Amendment to the Village of Addison Zoning Code with respect to vehicle rental in the M2 District under File #PZ-07-20. Mr. Dunteman seconded. Vice-Chair Fotopoulos

asked if there was any discussion. There was none. Roll call was taken. Motion carried.

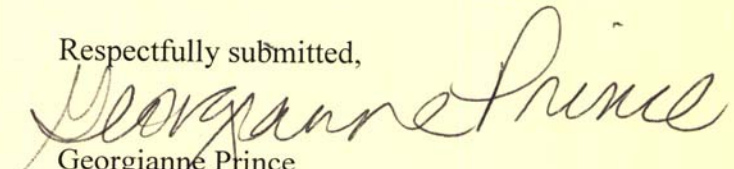
4. Consideration of File #PZ-07-21 as described above.

Mr. Kamide made a motion for a positive recommendation for Driscoll Catholic High School located at 555 N. Lombard Road in the R-1 Single Family Residential to increase the maximum height permitted for the district from 30 to 60 feet for 4-sets of field lights for the football field under File #PZ-07-21 subject to legal and engineering. Mr. Dunteman seconded. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

5. Other business as directed by the Chairman.

Vice-Chair Fotopoulos asked if there was any other business. There was none. Mr. Dunteman made a motion to adjourn the meeting at 7:35 p.m. Mr. Kamide seconded. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary