

Plan Commission Minutes  
February 13<sup>th</sup>, 2008

1. Call to Order

Vice-Chairman Fotopoulos called the meeting to order at 7:00 p.m.

2. Roll Call

Present: Dunteman, Fotopoulos, Kamide, Schmitt (7:15 p.m.), Vachout

Absent: Bonfanti, Price

Vice-Chair Fotopoulos stated that there are two (2) public hearings on the agenda and three (3) items on the business agenda.

PUBLIC HEARING

1. File #PZ-08-03, consideration regarding the annexation, rezoning and resubdivision of 0.91 acres of land at 4N663 Wood Dale Road to R1 Single Family Residential District with certain variations.

P.I.N.: 03-22-101-013, 03-22-101-014

Petitioner: Jozef Lisiecki

This public hearing was advertised in the January 28<sup>th</sup>, 2008 issue of the Daily Herald Newspaper.

The petitioner was not present however; Mr. Gary Reschke of the Community Development Department stated that this property is the 4<sup>th</sup> lot up of 7 lots on the east side of Wood Dale Road, north of Oak Meadows Golf Course. In that area there is a lone sewer line that has been extended to the first two of those six houses and we are pursuing to get them annexed into the Village. Mr. Lisiecki actually owns two lots, the first one is vacant and the second one has the existing house. He is planning on building a new house on the vacant lot which will be approximately 4,000 square feet all brick with a 3-car garage, and plans on removing the old house when the new one is done. He is looking for the ability to build a well and put the new house on it. He also wants to use the existing sewer line and bring it further north to the new house. In order to do that, the grade changes along Wood Dale



Road and therefore he can not feed gravity sewer line all the way to the new house. He will have to use a pressure line to move the sewage uphill. Mr. Reschke stated that there is a plan in the packets that shows that.

Mr. Reschke stated that he needs variations. He needs one to have the new house on a Village sewer line only, because the water is located way back at Oak Mill Drive (Third Avenue) and is about 600 to 700 feet to the south. The Village has contemplated to extend water and sewer in that area. The other variation is to leave the existing house at 4N663 Wood Dale Road on a well and septic system for the time being, it is also included in the draft pre-annexation agreement for a period of 12 months. The annexation agreement will include language that the entire sewer improvement that he is showing on the plans will remain his sole property and he will be solely responsible at his own expense to maintain it properly. Mr. Reschke stated that should the Village put a water line up on Wood Dale Road we have in his agreement that within 90 days of notification he would have to get a permit and have another 90 days to connect to the water line.

Vice-Chair Fotopoulos asked if the Plan Commission had any other questions. Mr. Vachout asked since it is a private line nobody else can connect to it? Mr. Reschke stated it isn't possible that anyone can tie in to it. Vice Chair Fotopoulos asked if there were any more questions. There was none. Vice Chair Fotopoulos asked if the audience had any questions. There were none. Vice Chair Fotopoulos asked if there was any positive or negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

Mr. Harry Rock, 4N635 Wood Dale Road stated that his big concern is a privacy fence. He feels the house is too big and that they will be looking into his home. He feels he will lose his privacy and that his taxes may go up.

Vice-Chair Fotopoulos asked for any closing remarks. There were none. Vice Chair Fotopoulos closed the public hearing for File #PZ-08-03.



2. File #PZ-08-04, consideration regarding the rezoning and resubdivision of 0.99 acres of land at 3N040 Villa Avenue to R3B Multiple Family Residential District (low density) Planned Unit Development with certain exceptions for 8 townhomes to be known as the Villas of Addison.

P.I.N.: 03-27-324-027 thru 034  
03-27-324-038

Petitioner: Lyonhart Group

These files were advertised in the January 28th, 2008 issue of the Daily Herald Newspaper.

## **THIS PUBLIC HEARING HAS BEEN CANCELLED.**

### ***BUSINESS MEETING***

1. Consideration to approve the minutes of the January 9<sup>th</sup>, 2008 meeting.

Mr. Dunteman made a motion to approve the minutes and Mr. Kamide seconded. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Vachout abstained. Motion carried.

2. Consideration of File #PZ-08-03 as described above.

Mr. Vachout stated that the new gravity should conform to the Village standards and should be public and the only part that should be private is the pressurized. Mr. Dunteman agreed with that.

Mr. Dunteman made a motion to recommend to the Village Board that this resubdivision be approved with certain variations as enumerated in the pre-annexation agreement except that the gravity portion of the sanitary sewer being placed in the Wood Dale Road right-of-way be a public sewer. The plan shows a 193 feet of public sewer which would give the 2-lots between the existing manhole and the property being annexed the right to connect to it considering that they will pay recapture fees or any other fees that the Village may require. Mr. Vachout seconded. Vice Chair Fotopoulos asked if there were any questions. There

were none. Roll call was taken. Mr. Schmitt abstained. Motion carried.

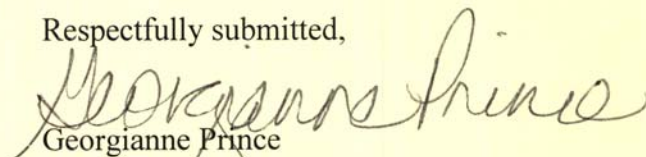
3. Consideration of File #PZ-08-04 as described above.

PUBLIC HEARING HAS BEEN CANCELLED.

4. Other business as directed by the Chairman.

Vice Chair Fotopoulos asked if there was any more discussion. Hearing none, Mr. Kamide made a motion to adjourn the meeting at 7:35 p.m. and seconded by Mr. Dunteman. Motion carried.

Respectfully submitted,



Georgianne Prince  
Recording Secretary