

Plan Commission Minutes  
May 14, 20081. 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, Schmitt, Vachout

Also Present: Trustee Theodore, Hank Mandziara of Addison Fire Department

Vice Chair Fotopoulos stated that there are two (2) public hearings and four (4) items on the business meeting agenda.

PUBLIC HEARING

1. 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

The petitioner, Mr. Mike LaRocca and his engineer, Daniel Stevens of Spaceco Engineering, were both present and sworn in. Mr. LaRocca stated that he is presenting a new townhome development called The Villas of Addison. It is an 8-unit townhome. The Villas will consist of two buildings each having 4-single family attached homes making it 8 total units. They are looking to vacate the alley directly north of the site and they are requesting that the zoning on the property be changed to R3B Multiple Family Residential District for a Planned Unit Development. The site is located at 3N040 Villa Avenue, directly north of Fullerton. The site is bordered by a single family residence on the north and west end, A.J. LaRocca Treatment Plant on the east and ComEd property on the south. Mr. LaRocca showed pictures of the site and went over them on























