

Plan Commission Minutes

January 14, 2009

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Dunteman, Fotopoulos, Price, Schmitt, Vachout

Absent: Kamide

Also Present: Trustee Theodore

PUBLIC HEARING

1. File #PZ-08-24, consideration regarding the annexation, rezoning and resubdivision of 0.71 acres of land at 4N176 and 4N181 6th Avenue to R2 Single Family Residential District with certain variations.

P.I.N.: 03-20-320-006, 03-20-320-007

Petitioner: Nino Turi, United Properties

This file was advertised in the December 29th, 2008 issue of the Daily Herald Newspaper.

Mr. Tom Breen, attorney for the petitioner was present. Mr. Breen stated that they are requesting the property be annexed and rezoned to R-2 Single Family and be resubdivided from the 4 existing lots into the 3 lots as shown on the subdivision plat. The property is located at the southwest corner of Woodland Avenue and 6th Avenue and is commonly known as 4N176 and 4N184 6th Avenue. The property is contiguous to the Village of Addison on its southerly boundaries. The proposed Subdivision Plat would provide for 3 lots with 2 interior lots that would have lot dimensions. They are asking for a variation from the 79.99 feet to the required 80 feet, this is very minor variation. They are also requesting that the stormwater be done by a donation in-lieu of stormwater detention that is consistent with this area. Mr. Breen stated that each lot meets the requirement of R-2 Single Family as far as area which is 8400. Mr. Breen stated all engineering requirements will be satisfied and preliminary engineering is provided. Mr. Breen stated that his client is aware of the general requirements with regard to 50% exterior brick and 2500 square feet of floor area and will comply. The owners currently live on the property and they are requesting that they be allowed to continue to live there until one of the interior lots are sold at which time that property would be demolished.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Schmitt stated that the way this is configured, the one house is going to remain longer than the other one. Mr. Breen stated that the corner house is currently abandoned and that is going to be

demolished. The southerly house they will stay there right now. Mr. Gary Reschke stated that he included in the packets just for information purposes, information about the other properties in the area. Ms. Fotopoulos stated that the house that is not going to be demolished will not have water and sewer. Mr. Breen stated that at this time it does have it; however they would like to continue that until they sell one of the lots. Mr. Reschke stated a letter was sent to Mr. Breen regarding that the first house be demolished or permit applied for within 6 months and the second house be given 1-year. Mr. Reschke stated that 1-year is not going to be enough. Mr. Price stated that after the 1-house is going to be knocked down, what about the existing trees on the lot, are they going to be able to save those? Mr. Breen stated yes there will be an effort to save all of them. Chairman Bonfanti asked if there were anymore Plan Commission questions. There were none. Chairman Bonfanti asked if the audience had any questions. There was 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 of File #PZ-08-24.

BUSINESS MEETING

1. Consideration to approve the minutes of the November 12th, meeting.

Mr. Vachout made a motion to approve the November minutes and Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-08-24 as described above.

Mr. Vachout made a motion for a favorable recommendation on File #PZ-08-24 with the requested variation in the reduction of the corner lot from 80 feet to 79.99 and also address Mr. Breen's concern about the time period of the southerly house and allow them to live in it for a year with a year extension to be revisited at that time due to the economic conditions subject to legal and engineering. Mr. Duntelman seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. One Corporate Center Unit 8, Church Street Resubdivision located at 200 S. Church Street.

Petitioner: Tom Breen

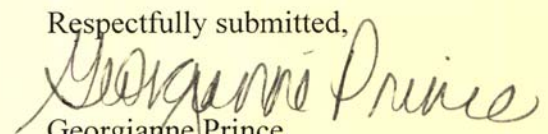
Mr. Breen stated that this was a housekeeping item. In approximately 1995, John Willis purchased the entire property, and on that he constructed two buildings, one at 150 S. Church and a few years later he constructed 200 S. Church Street. Mr. Breen stated that Mr. Willis owned that property up till approximately 2002/2003. During this period of ownership, the Village had requested that we do a Subdivision Plat. The plat was done and then Mr. Willis sold 150 S. Church Street at which time that they would execute the document provided the owner of 150 S. Church Street would sign it. Mr. Breen stated that he forwarded the plat and he did sign it, however it was a few years later.

Mr. Duntelman made a motion to approve the subdivision and Mr. Vachout seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business. Hearing none, a motion was made to adjourn the meeting at 7:20 p.m. and the motion was carried.

Respectfully submitted,



Georgianne Prince
Recording Secretary