

Plan Commission
February 11th, 2009

1. Call to Order

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

2. Roll Call

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

Absent: Vachout

Also Present: Trustee Theodore

BUSINESS MEETING

1. Consideration to approve the minutes of the January 14th, 2009 meeting.

Mr. Dunteman made a motion to approve the minutes of the January 14th, 2009 meeting and Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. File #PZ-09-01, consideration of annexation and rezoning of 1.53 acres of land at 20W144 Dale Road and 4N073 Lombard Road to R-1 Single Family Residential District.

P.I.N.: 03-19-417-003
03-19-417-001

Petitioner: DuPage High School District 88

Mr. Steve Humphrey of DuPage High School District 88 spoke on behalf of this project and also Mr. Kyle Buck, engineer for the project. Mr. Humphrey showed drawings on this project and briefly explained the project. Mr. Humphrey stated that the School District is petitioning to annex 2-single family homes at Lombard and Dale Road (20W144 Dale and 4N073 Lombard Road). The School District purchased all 6 houses in the area just north of the High School, and they intend to remove them and expand the parking lot and build a new field house. The expansion includes additional classrooms, parking lot on the south side of the building and a new field house on the north side of the building.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos asked about the retention pond field, is there going to be a fence around it. Mr. Humphrey stated not at this time. Chairman Bonfanti asked what about the green space, can it be used for parking? Mr. Humphrey stated no there are too many things going on out there and there are a lot of utilities also there. Ms. Price asked if the detention area is fenced. Mr. Humphrey stated no. Mr. Dunteman made a comment regarding the R-1

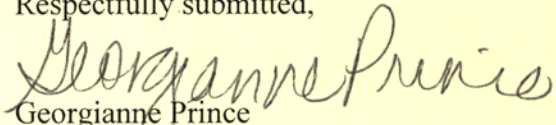
zoning. Mr. Reschke stated that they are using an Ordinance that was created a few years ago that mimics a State Statute which is that when you annex a property and don't have a zoning ordinance and you don't designate the zoning it automatically is the largest lot single family residential district which will be R-1. Mr. Duntelman stated that he understood that, however he was under the impression according to our Ordinance, that schools and churches are a Special Use in R-1. Mr. Reschke stated that it is already starred on our Zoning Map as a Special Use. Mr. Duntelman stated that he hopes that preliminary engineering was submitted to Staff for their review/final engineering. Mr. Reschke stated that the engineer brought a plan for that. Mr. Kyle Buck showed the plan and explained it. Mr. Duntelman stated that he doesn't have a problem with what is being proposed, however he has a problem that the review/final engineering isn't included in the packets. Chairman Bonfanti asked if there were anymore questions. There were none.

Mr. Kamide made a motion for a positive recommendation for annexation and rezoning of 1.53 acres of land at 20W144 Dale Road and 4N073 Lombard Road to R-1 Single Family Residential District for DuPage High School District 88 subject to legal and engineering. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business. Hearing none, a motion was made by Ms. Fotopoulos to adjourn the meeting at 7:35 p.m. and seconded by Mr. Schmitt.

Respectfully submitted,


Georgianne Prince
Recording Secretary