

**REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS  
Gregory J. Bielawski Municipal Center, Carol Stream, DuPage County, Illinois**

**March 24, 2008**

**ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON**

Chairman David Michaelsen called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 pm and directed Recording Secretary Wynne Progar to call the roll.

Present: Commissioners Angelo Christopher, Ralph Smoot, Lateef Vora, Dee Spink, Joyce Hundhausen and David Michaelsen

Absent: Commissioner Anthony Manzzullo

Also Present: Village Planner John Svalenka and Recording Secretary Wynne Progar

**MINUTES:** February 25, 2008

Commissioner Spink moved and Commissioner Christopher made the second to approve the Minutes of the Meeting of February 25, 2008 as presented. The results of the roll call vote were:

Ayes:	5	Commissioners Christopher, Smoot, Vora, Spink, & Michaelsen
Nays:	0	
Abstain:	1	Commissioner Hundhausen
Absent:	1	Commissioner Manzzullo

**PUBLIC HEARING:**

Commissioner Smoot moved and Commissioner Spink made the second to open the Public Hearing. The motion passed by unanimous voice vote.

There were no items for public hearing.

Commissioner Hundhausen moved and Commissioner Spink made the second to close the Public Hearing. The motion passed by unanimous voice vote.

**NEW BUSINESS:**

**#08011: ALTER GROUP – 680-690 E. NORTH AVENUE  
Final Plat of Resubdivision**

John Coleman, Vice President of the Alter Group appeared before the Commission. He explained that the request for a resubdivision in order to create two commercially viable lots. This resubdivision will also eliminate the non-conformity that the southern lot does not abut a street. The resubdivision would include the creation of a flag lot that would allow monument signs for the existing building and a proposed building for the second lot.

Mr. Svalenka gave an abbreviated staff report, saying that Joseph Ash of the law offices of Ash, Anos, Freedman & Logan, LLC, representing the Alter Group, Ltd, is requesting approval of a Final Plat of Resubdivision for the 6.366-acre property at 680-690 E North Avenue, on the south side of North Avenue approximately 800 feet west of President Street. The subject property includes two subdivided lots that are both owned by the Alter Group. The southern 3.005-acre lot is improved with a 23,966 square foot office

building and associated parking. The northern 3.361-acre lot is vacant. Vehicular access to the office building is from North Avenue via a driveway across the northern lot within an ingress-egress easement. The Alter Group intends to construct a new office building on the northern lot. A building could be constructed on the northern lot without any resubdivision. However, the permanent ground sign for the southern lot is located along North Avenue on the northern lot in an easement, and the sign code allows only one ground sign per street frontage on each lot. Therefore, in order to allow both buildings to have ground signs along North Avenue, the petitioner has proposed a resubdivision of the two lots so that they both have frontage on North Avenue.

Staff has reviewed the plat for conformance with the Subdivision Code and with the requirements of the B-2 General Retail District, which is the zoning classification for the property. The plat designates the new northern lot as Lot 1A and the new southern lot as Lot 1B. We note that the proposed Lot 1A would conform to the Subdivision Code and the requirements of the B-2 General Retail District, and would have access to North Avenue via the existing ingress-egress easement. We note that the proposed Lot 1B would be a flag lot

Staff finds the proposed resubdivision to be in conformance with the Subdivision Code and with the requirements of the B-2 General Retail District, with the exception of a few minor details. The plat includes signature blocks, which indicates that this is a Final Plat of Resubdivision. However, the drawing is titled as a Preliminary Plat. Therefore, if the Plan Commission/Zoning Board of Appeals were to recommend approval of the Final Plat of Resubdivision, staff would advise that the recommendation include the condition that the title be corrected to indicate that this is a Final Plat before the plat is brought to the Village Board for final approval. The Engineering Services Department has reviewed the plat and recommends approval contingent upon minor corrections to the signature blocks, including minor language corrections, adding a School District Boundary Statement, and replacing the County Engineer Certificate with an IDOT approved certificate. Therefore, if the Plan Commission/Zoning Board of Appeals were to recommend approval of the Final Plat of Resubdivision, staff would advise that the recommendation include the condition that the signature blocks and certificates be revised to the satisfaction of the Engineering Services Department before the plat is brought to the Village Board for final approval.

Staff recommends approval of the Final Plat of Resubdivision in accordance with §7-2-6 of the Subdivision Code, subject to the following conditions:

That the title of the plat be corrected to indicate that it is a Final Plat of Resubdivision before the plat is brought to the Village Board for final approval; and,

That the signature blocks and certificates be revised to the satisfaction of the Engineering Services Department before the plat is brought to the Village Board for final approval.

Commissioner Spink asked if the petitioner was in agreement with the recommendations and was told that they do agree.

Chairman Michaelsen asked about the maintenance of the access road and Mr. Coleman noted that there is an easement agreement in which the maintenance will be done as required and the costs will be shared between the two buildings.

Commissioner Hundhausen moved and Commissioner Christopher made the second to recommend approval of the Final Plat of Subdivision for the property at 680-690 East North Avenue in accordance with the recommendations of Staff. The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Smoot, Vora, Spink, Hundhausen & Michaelson  
Nays: 0  
Absent: 1 Commissioner Manzzullo

The petitioner was reminded that this matter will be considered by the Village Board after the recommendations have been achieved, and was advised to attend that meeting.

**ADJOURNMENT:**

At 7:37 pm Commissioner Smoot moved and Commissioner Spink made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD