

V. 6. Engineer (continued)

Council discussed the remaining projects and agreed engineers will be invited to submit competitive bids. Atty. Moss recommended City Engineer Bant can promulgate criteria among these firms. Eng. Bant asked if Council would like to make any additions to please let him know.

3. Well House #9 Bids (See VI-1).7. Plan Commission1. Minutes of 1/2/85

- 4) Review of Country Ridge - Plan Commission recommended that the Petitioner (Anden Corporation) be granted Special Use PUD subject to the 7 conditions listed in their Minutes.

Ald. Aschauer asked why the plat was reduced by one lot rather than 2 or 3. Plan Chm. Bernard responded the Commission felt there should be some transition from the dense Country Ridge Apartments for the parcels along the north property line to provide a suitable buffer for the larger lots of the property to the north of this development.

Ald. Lowderbaugh asked how the Plan Commission determined that 7,400 square feet was large enough for a lot. Mr. Bernard responded that it should not be interpreted the Commission felt the lot sizes were adequate, but merely indicated what was discussed. The minutes pertain to a comparison prepared and submitted by Anden detailing setbacks and dimensions of the original plan and the proposed plan which are included in the minutes to allow the Council to make their decision.

Ald. Lowderbaugh remarked he has stood firm about not allowing smaller lots and said he felt 62 lots are much-to-much.

Mayor Volkmer introduced Mr. Jerry DeGrazia who made a presentation, showed a site plan and said this plan allows less grading and that the density is 3 units per acre with 4.25 acres of open space. Ald. Wheeler said there is no Agreement regarding the Clubhouse and who maintains the open space. Mr. DeGrazia replied that it will definitely be maintained by the Homeowners Association.

Ald. Wheeler moved to direct Atty. Moss to draft a Special Use Ordinance and the Development Agreement in accordance with Plan Commission recommendation and the Council and Staff recommendations as discussed at this meeting. Second Ald. Aschauer.

On the Question: Engineer Bant said he would like to have road width, pavement and storm water design submitted to him. Ald. Wheeler asked what time frame is necessary to get this back from Atty. Moss. Atty. Moss said he will need to get staff recommendations and will try to get it done as soon as possible.

Ald. Jones asked if the recommendation of the Plan Commission was based on the previous PUD. Mr. Bernard replied the Plan Commission does not give the approval and was not saying that we like streets 60 feet wide when what we like are 66 feet wide. He said they looked at the entire development and tried to make recommendations on what was presented.

V. 7. Plan Commission (continued)

Mayor Volkmer said if the Council wishes to add additional conditions, this is what they should do and forward them to Attorney Moss.

ROLL CALL: Ayes - Ald. Aschauer, Dietz, Fessler, Hudetz,
Jones, Walters, Wheeler.
Nay - Ald. Lowderbaugh.

- 5) Country Ridge - Recommendation regarding Special Use for Flood Management. Atty. Moss will prepare Ordinance in accordance with the recommendations and Council directions.

- 6) Paddock West - Request by Anden Corporation to amend the existing PUD.

Plan Commission recommendation to grant request with conditions A and B as listed in their minutes.

Mayor Volkmer introduced Mr. Jerry DeGrazia who made a presentation. He said that the number of lots are the same as originally approved; however, there is a change in the street size and one access to Route 59.

Engineer Bant said Mr. DeGrazia has not yet submitted a final plat on the detention site.

Atty. Moss said there is an existing PUD Agreement.

Mr. DeGrazia offered and agreed to pay for offsite fire hydrants.

Ald. Aschauer said he had one concern about 27-foot streets after his discussion with the Fire District.

Ald. Hudetz moved to direct City Atty. Moss to review and amend the Agreement prepared by Anden Corporation to incorporate Plan Commission recommendation and those discussed by Council and Staff. Second Ald. Wheeler.

ROLL CALL: Ayes - Ald. Aschauer, Dietz, Fessler, Hudetz,
Jones, Lowderbaugh, Walters, Wheeler.

- 7) Albright Park Resubdivision submitted by City of Warrenville to vacate property lines.

Plan Commission recommended approval of the plat. Original plat to be signed by Plan Commission Chairman, Mayor and City Clerk and recorded. Eng. Bant will forward plat for signature.

- 8) Elmhurst-Chicago Stone - Lot for Water Tower - Plan Commission recommendation to authorize Chairman to sign final plat and waive public improvements called for in Subdivision Control Ordinance listed in the Minutes as Items 1 through 8. (Original plat for signature will be forwarded by Atty. Byron Faermore of ECS).

2. Notice of Public Hearing before the Plan Commission 2/5/85 for Special Use for Home Occupation; Petitioner James W. Wheeler.
3. Notice of Public Hearing before Plan Commission on 2/5/85 for Map Amendment; Petitioner Plymouth Tube Company for property at 29 W 130 Aurora Road. Zoning from R-3 to B-1 requested.