

COMMITTEE OF THE WHOLE
MARCH 25, 2019
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:45 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Devitt, Domke, Pileski, Pransky and Trejo.

ABSENT: Trustee Berkshire

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Jim Knippen, Steve Herron, Dan Anderson, Mark Bozik, Pat Watkins, Caron Bricks, Tom Dahl, Karen Young, and Patty Burns.

2. APPROVE PREPARED AGENDA

Motion by Trustee Devitt, second by Trustee Domke, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. SYCAMORE HILL ESTATES SUBDIVISION

The Planning and Zoning Commission recommended to the Village Board approval of a 9-lot subdivision with a 4-0 vote at their meeting on January 8, 2019. Greg Batelli d.b.a. Batelli Partners Construction has requested a plat of re-subdivision for the undeveloped property known as 6N545 Sycamore Avenue, located north of Jubilee Bible Church and west of Lake Park High School East Campus.

The property is located in the Village and zoned R-2 Single Family Residence District. The property would be divided into eight (8) single-family lots and one out lot for storm water management. The existing house will remain on its own lot and will be remodeled by the developer. All lots meet the R-2 requirements and the existing house meets all R-2 setbacks, as well.

DuPage County is in the process of determining if there are wetlands on the northern end of the property. A final determination cannot be made until warmer weather allows the natural plantings to grow. In order to allow Mr. Batelli to proceed with construction in the spring, Village Staff and Mr. Batelli have agreed to approve the **final plat** in two (2) phases. The first phase will include Lots 5-8. The second phase will include the remainder of the property, depending on the location, if any, of wetlands. Consideration of the first phase of the final plat will likely occur in April in conjunction with a subdivision improvement agreement.

Sidewalks will be extended but street lights will not be required as the current neighborhood setting does not have street lights.

Staff was directed to proceed as proposed.

5. EXECUTIVE SESSION - None
6. CITIZEN COMMENTS/QUESTIONS - None
7. OTHER BUSINESS – None
8. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.
Motion by Trustee Devitt second by Trustee Trejo to Adjourn Committee of the Whole at 7:50 p.m.
Upon Voice Vote: **MOTION CARRIED.**