

home and encourages the use on non-masonry materials when appropriate for that architectural style;

- Commissioners noted that several different color elevations were provided and that the plans did not identify specific building materials. Members requested the applicant revise the plans to identify specific building materials and colors;
- Mr. O'Malley noted the colors will be chosen and materials identified prior to the public hearing;
- Commissioner Knieriem questioned if living area would be provided above the garage. Mr. O'Malley noted that half the area above the garage would include office space and full bathroom and the other half used as attic / storage space;
- Commissioner Markunas questioned if a kitchenette will be provided above the garage. Mr. O'Malley noted that a kitchenette was not proposed;
- Commissioner Hogan noted that she likes the architectural design and accent elements of the proposal, and feels the home fits well with the neighborhood;
- Commissioner Guevara expressed his belief that the proposed home is consistent with the design guidelines and will fit in nicely with the other neighboring homes;
- Commissioner Michuda stated that the proposal is a wonderful use of the lot and requested that a grading / drainage plan to be provided for the public hearing;
- Commissioners questioned whether the approval was obtained from the Old Town Homeowner's Association. Staff noted that plans were provided to the HOA and that review comments were pending;
- Commissioner Michuda questioned if two existing mature trees at the northwest corner of the lot would remain. Mr. O'Malley noted that he will have his engineer review the trees however noted that the trees were damaged in a recent storm in August;
- Commissioner Markunas noted that originally the 6,300 Square feet home sounded large, but upon review of the plans and visiting the site feels the home will fit very well on the lot and in the neighborhood;
- Members noted that the proposed 30' front yard setback will reduce the appearance of the home's bulk and scale;

C. Plat Approval: One North White Street Plat of Dedication

Request: Approval of a plat of dedication to dedicate the public right-of-way along the frontage of the Village Owned property located at One North White Street.

Director of Utilities, Zach Brown presented the request noting the dedication will allow for the Village to make any improvements/ repairs necessary in the right-of-way and to secure the long-term public use of the area.

During the Plan Commission Discussion:

- Commissioners confirmed that the Village was dedicating the property to itself;
- Staff noted that no changes are proposed in the right-of-way;
- Commissioners questioned why the Village was interested in selling the building at One North White Street;

Motion (#3): Recommend the Village Board approve the plat of dedication for the property located at One North White Street.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Markunas

D. Public Comments

None

E. Village Board and Committee Update

Trustee Clavio noted that the Village Board approved multiple variance request for the Sleeman residence on Oregon Street.

F. Other Business

Utilities Director Zachary Brown noted that the Homestead commercial project would be proceeding to Village Board for consideration on November 2, 2020. Mr. Brown introduced the new Senior Planner Christopher Gruba.

G. Attendance Update

All members present confirmed their availability for the next Plan Commission meeting to be held on November 12, 2020.

Motion (#2): Adjournment (7:15 PM)

Motion by: Michuda

Seconded by: Knieriem

Unanimously approved by voice vote.

Approved November 12, 2020

As Presented X

As Amended _____

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary