



- Commissioner Rigoni discussed the building materials and questioned the size of the proposed cedar siding. Mr. Reynolds noted the same siding is no longer available and that the proposed cedar siding is slightly smaller in width however was of the belief that the difference will not be noticeable;
- Commissioners questioned if the existing landscaping would be preserved. The applicant noted that the trees would remain however the shrubs along the south side of the existing deck would be removed;
- Commissioner Rigoni suggested for the applicant replace the shrubs along the south side of the addition in an effort to soften its appearance;
- Commissioner Petrow noted that the proposed home was constructed prior to adoption of current materials requirements and that sometimes it is better to use materials that complement an existing home rather than trying unsuccessfully to match;

**Motion (#2):** Recommend the Village Board approve a first floor building materials variance to permit the use of cedar siding in the construction of an addition on the rear of the existing home located at 228 Hamilton Avenue in accordance with the reviewed plans and public testimony.

Motion by: Hanlon  
Approved: (4 to 0)

Seconded by: Farina

**C. Public Hearing Request: Edson's II Auto and Heavy Body Repair Special Use (Ref. #103)**

Public Hearing Request: Special use for an automotive body shop to permit the operation of Edson's II Auto and Heavy Body Repair, located at 9511 Corsair Road, Unit E.

Project attorney Robert Huguelet requested the discussion be tabled citing an issue with the condo association for the building.

Commissioners questioned if a new legal notice would be required. Staff noted that a new notice was not required if tabled to a specific meeting date suggesting the project be tabled to April 11, 2019.

**Motion (#3):** Table the public hearing to April 11, 2019.

Motion by: Hanlon  
Approved: (4 to 0)

Seconded by: Rigoni

**D. Plat Approval: 8795 Chilton Court**

Request: Plat of abrogation removing the temporary emergency access easement from Lot 15 in the Stone Creek Subdivision.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. Representative, Joe Hammer was present and further explained the request.

During the Plan Commission discussion:

- Commissioner Petrow noted that there are no concerns with approving the plat of abrogation since all the conditions have been met including providing two additional points of access in the Stone Creek and Lakeview Estates Subdivisions;
- Members cited similar previous approvals and questioned if there was a way to include language on future plats containing temporary emergency access easements noting that they automatically terminate upon meeting a certain set of criteria;

**Motion (#4):** Recommend the Village Board approve a plat of abrogation eliminating the 15 foot wide temporary emergency access easement on the property located at 8795 Chilton Court in accordance with the reviewed plans.

Motion by: Rigoni  
Approved: (4 to 0)

Seconded by: Farina

**E. Workshop: Olde Stone Village 1<sup>st</sup> Addition**

Future Public Hearing Request: Rezoning from ER to R2 upon annexation to permit the development of a 16 lot single-family residential subdivision at the northern terminus of Vienna Way in the Olde Stone Village Subdivision. Other Request: Final plat approval.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The property owner, Juan A. Garcia Jr and representative, Mark Beradelli were present and further explained the project.

During the Plan Commission discussion:

- Jack Johnson, resident of Olde Stone Village Subdivision expressed concern regarding lot sizes noting that while the proposed 15,000 square foot lots are technically compliant with ordinance requirements the majority of the lots in the Olde Stone Village Subdivision are much larger. Mr. Johnson expressed his belief that smaller lots could impact home values within the existing subdivision;
- Mr. Johnson questioned if the addition would become part of the existing Olde Stone homeowners association;
- Representative, Mark Beradelli noted that his desire is to seamlessly blend the proposed subdivision with the existing including mirroring the covenants and restrictions;

- Commissioners were supportive of mirroring the covenants and restrictions of the Olde Stone Village Subdivision and suggested the applicant explore merging the two associations;
- Commissioners discussed an existing sanitary sewer line and easement that cuts across the rear of lots 13 and 14 and the limited depth of lots 15 and 16 noting that it will limit the future lot owner's ability to construct permanent improvements in their rear yards. Members suggested either the plans be revised to address this or something be recorded against the lots to make it known to future purchasers to avoid future hardship requests;
- Commissioners discussed the future connection of the bike path to the Olde Stone Village park site to the west. Member Farina noted issues with the cell tower property from her time at the Park District and suggested the path instead extend east to Wolf Road to provide access to the Jackson Creek Park;
- Commissioners discussed the proposed lot sizes and questioned the average lot size in the adjacent Olde Stone Village Subdivision. Members suggested the plans be revised to have an average lot size comparable to the existing subdivision;
- Commissioners recalled several prior lot consolidations in Olde Stone Village and noted that residents typically build very large homes in the subdivision. Members debated the appropriateness of the R1 zoning district instead of R2 as proposed noting that 20,000 square foot lots would be required;
- Commissioners discussed the future ownership and maintenance of the detention pond and flood plain areas. Staff noted that those details were still being discussed;

**F. Public Comments**

None

**G. Village Update**

Trustee Mike Stevens provided an update on the recent Village Board meeting noting The Learning Experience Major PUD Change & Special Use were approved.

**H. Other Business**

Staff noted that the public open house for the downtown residential design guidelines will be held on April 9, 2019 from 6:30- 8:00 PM. Commissioners noted that work had begun on the Folker's Townhome project and questioned why the pond had not yet been improved in accordance with the conditions of approval.

**I. Attendance Update**

Members present confirmed their availability for the next Plan Commission meeting to be held on April 11, 2019.

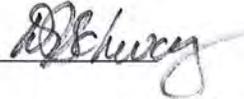
**Motion (#5):** Adjournment (7: 38PM)

Motion by: Hanlon

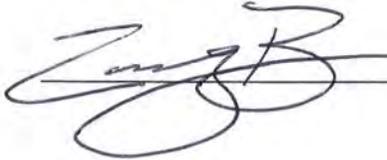
Seconded by: Farina

Unanimously approved by voice vote.

Approved April 11, 2019

As Presented 

As Amended \_\_\_\_\_ /s/Donnell Schwarz, Chairman

 /s/ Secretary