

She then described the remote proceedings for the benefit of the Commission and any public in attendance, detailing how and when public comments would be heard.

A. Motion to allow remote participation by the Plan Commission.

Motion (#1): Motion to allow remote participation by the Plan Commission.

Motion by: Hogan Seconded by: Markunas
Approved: (4 to 0)

B. Approval of the Minutes from October 22, 2020

Motion (#2): Approval of the minutes from October 22, 2020.

Motion by: Knieriem Seconded by: Hogan
Approved: (4 to 0)

Chair Rigoni swore in all those wishing to provide public testimony.

C. Public Comments

Chair Rigoni read two written comments received prior to the meeting, authored by Mal and Rita Robertson, and the second by Janice and Ken Christensen. There were no further public comments.

D. Public Hearing Request: Rowe Variance (Ref. #102)

Public Hearing Request: First Floor building materials variance to permit the use of non-masonry siding in the construction of a single-family home on the property located at 231 Oak Street.

Director of Utilities, Zach Brown presented the staff report and provided an overview of the request. The builder, Shawn O'Malley and applicants, Bob and Mary Rowe were present and noted they tried to meet all the Village requirements and at the same time be able to have the best layout possible inside and outside for his family to be able to enjoy the home. Mr. Brown noted that a letter from the Old Town Homeowner's Association had been submitted that was generally in favor of the variance request, although the letter stated that a 45'-50' front yard setback would be more appropriate than the proposed 30' setback. Mr. Brown noted that proposed 30' front yard setback complied with the current Zoning Ordinance Regulations.

During the Plan Commission Discussion:

- Commissioner Markunas thanked the staff for including Exhibit A which displays how the home sits on the lot and the neighboring homes as well. Commissioner added that initially was concerned with the 6,300 square feet home on the lot but believes the home will be a perfect fit;

- Commissioner Hogan and Commissioner Knieriem noted that they see no issues with the proposal since they are meeting all guidelines;
- Chair Rigoni confirmed with the applicant that the colors and the building material proposed on the new plans is what will be used on the construction of the proposed home. Builder, Shawn O'Malley noted that the proposed colors and building materials on current plans will be utilized;

Motion (#3): Recommend the Village Board approve a building materials variance to permit the use of composite siding in the construction of a new single-family home on the property located at 231 Oak Street, in accordance with the reviewed plans and public testimony and conditioned upon final engineering.

Motion by: Markunas
Approved: (4 to 0)

Seconded by: Knieriem

E. Public Hearing Request: Lighthouse Pointe Phase 3 Townhomes Major PUD Change (Ref. #108)

Public Hearing Request: Reduce the number of units in Lighthouse Pointe Phase 3 Townhomes from 104 units to 87 units and revise the site plan and architectural layouts of the existing approved development. Other Request: Plat of resubdivision approval.

Senior Planner Christopher Gruba presented the request noting a new Plat of resubdivision was provided and the proposed building materials were selected to match closely with the existing units. Builder, Shawn O'Malley was present and noted that the Units A & B are the same size, same foundation but layout could vary, and Unit C is a different design and layout. Shawn also noted that there is same amount of side load garages with the proposal or more than originally approved.

During the Plan Commission Discussion:

- Builder Shawn O'Malley noted that the infrastructure was installed with the initial project construction;
- Shawn discussed proposed changes to the site amenities plan resulting from conversations with the Frankfort Square Park District. The original amenities plan includes gazebos to be constructed upon property now owned by the Frankfort Square Park District, and their Executive Director, Jim Randall, sought to revise the plan to be consistent with other district improvements;
- Shawn noted he expects to bid work to install roads, curbs and gutters and cul-de-sacs in 2020/ 2021;
- Chair Rigoni noted that there was a prior workshop meeting where discussion took place to consider plan revisions that enhance the project;

- Commissioner Knieriem noted that the letter submitted to Senior Planner, Christopher Gruba, stated that the concrete slab for each shade structure as measuring 15 feet x 6 inches. Mr. Gruba noted the typographical error and said the correct size of the concrete slab is 15 feet x 6 feet.
- Commissioner Knieriem questioned whether the plan was updated to provide a chimney on the units. Builder O'Malley noted the new proposal offers a direct vent masonry chimney that will be easier to maintain than the much larger chimneys provided on the existing units;
- Commissioner Hogan questioned how the homeowners association (HOA) will be established for the project. Builder discussed there are no changes proposed and the entire development will operate under a single HOA. He stated Cardinal management is currently providing the maintenance of the landscaping and snow removal and will continue to do the same for all the units. Mr. O'Malley noted as originally approved and set up, all unit owners are responsible for the exterior maintenance of their units;
- Chair Rigoni questioned the building materials on the new units. Builder noted the building materials will provide the same or very similar colors as the existing nearby units;
- Chair Rigoni thanked the builder for providing a less dense development noting usually there's a concern with too dense. Builder is proposing to construct 87 units rather than the previously approved 104 unit count;
- Builder noted that the values of the existing units will not be negatively affected since he is reducing the number of units they will be valued higher than the existing units providing a higher market value;
- Chair Rigoni read the letter from Mal and Rita Robertson;
- Chair Rigoni read the letter form Janice and Ken Christensen;
- Resident, Derrick Brown questioned when the excavation will begin;
- Resident, John Nedit noted he supports this project and especially with the combined HOA;
- Mr. Brown noted he will have the residents' concerns reviewed by the Utilities department regarding the water leak.

Motion (#4): Recommend the Village Board approve the major PUD change, in accordance with the reviewed plans and public testimony, conditioned on approval and recording of a corresponding Plat of Resubdivision.

Motion by: Hogan
Approved: (4 to 0)

Seconded by: Markunas

