

Motion (#2): Recommend the Village Board approve a special use for a massage establishment for Hollie's Massage located at 11 S. White Street, unit #203 in accordance with the reviewed plans and public testimony.

Motion by: Michuda
Approved: (4 to 0)

Seconded by: Markunas

C. Public Hearing Request: Lockhart Variance (Ref. #103)

Public Hearing Request: Accessory structure area variance from 144 sq. ft. to 480 sq. ft. to permit the construction of a basketball court in the rear yard of the property located at 22604 Blarney Road.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicants, Cody and Gherika Lockhart were present for discussion.

During the Plan Commission Discussion:

- Commissioner Guevara questioned whether lighting structures will be installed to illuminate the sport court. Mr. Lockhart added that there is no intent to add lighting;
- Commissioner Michuda questioned whether certified letters were mailed out to the property owners within 250' of the subject property and if any comments were received. Mr. Lockhart noted the HOA approval was pending the approval from the public meeting. Staff noted that certified letters were mailed to the residents as required and no feedback was received;
- Chair Rigoni questioned whether the basketball goal will be installed with a permanent pole. Applicant noted the pole will be permanent and will be installed next to the playground on the south side of the court;
- Commissioner Markunas discussed the screening plan and suggested approval be conditioned upon installation of the landscape plantings as depicted on the provided plan;
- Chair Rigoni noted that the request for the basketball court is smaller than other previous requests;
- Commissioners noted that the property to the west is agricultural but could be developed in the future. Staff noted that the property is owned by the school district;

Motion (#3): Recommend the Village Board approve an accessory structure area variance from 144 square feet to 480 square feet to permit the construction of a basketball court in the rear yard of the property located at 22604 Blarney Road in accordance with the reviewed plans and public testimony. Conditioned upon no illumination of the court and installation of landscaping plantings in accordance with the provided plans.

Motion by: Markunas
Approved: (4 to 0)

Seconded by: Michuda

D. Workshop: Scherwa Variance

Future Public Hearing Request: Building materials variance to permit the use of non-masonry materials in the construction of a new single-family home proposed at 239 Utah Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The property owners, Andy and Kim Scherwa and builder Steve Lecas were present for discussion.

During the Plan Commission Discussion:

- Mr. Brown noted the home meets all required setbacks and lot coverage and that the only requested variance is for the use of non-masonry building materials;
- Commissioner Michuda expressed support of the design of the home and questioned how much stone was appropriate. Steve Lecas of Gander Builders noted that the price of lumber is at an all-time high and that the requested materials variance was not intended as a cost saving measure;
- Commissioners discussed the proposed driveway and the lack of a taper as the driveway approaches the street. The applicant noted that a taper would be provided, and plans revised prior to the public hearing;
- Members discussed the proposed garage orientation and questioned its visibility from the street. Steve Lecas noted that the garage façade is set back over 30 feet from the front façade of the home and 60 feet from the road and would not be visible from the public right-of-way. Staff suggested a sight line diagram be provided prior to the public hearing;
- Chair Rigoni noted that a side load garage is preferred and suggested the applicant provide a perspective rendering so as to better convey the setback and visibility of the garage;
- Commissioners discussed the downtown residential design guidelines noting that the proposed home was consistent with majority of the guidelines;

- Chair Rigoni expressed concern regarding the proposed building materials noting that three of the four homes on the subject block have front facades finished in masonry. The applicant noted that the masonry on those homes is limited to the front facades and that the sides and rear are finished in siding. Commissioners requested staff provide photographs and an analysis of the building materials used on the adjacent homes;
- Chair Rigoni expressed concern for the height of the raised porch noting that the homes to either side have single-step entrances. Steve Lecas noted that the home measures 31' tall and is 4' shorter than the maximum permitted height of 35';
- Commissioners requested staff provide a height comparison with the home located at 217 s. Maple;
- Andy Scherwa noted that while the existing garage is side loaded it faces Maple Street and as such is much more visible than the proposed garage. Mr. Scherwa noted that placing a side load garage on the west side of the home would put the garage and driveway directly adjacent to their neighbors living room which they were trying to avoid;
- Mr. Scherwa noted that the look-out style basement is preferred to provide natural lighting and that many homes in the downtown area have look-out basements with windows;
- Kim Scherwa expressed frustration with the review process;
- Chair Rigoni noted that American four-square is a traditional style however questioned if the style fit with the rest of the homes on the block which are predominately split-level homes;
- Trustee Eugene Savaria noted that he was the second owner of the subject property and expressed his belief that the proposed home was consistent with the Village's height and garage orientation requirements;
- Steve Lecas noted that he feels the opinions should be avoided and that Commissioners should make the recommendations based on the design guidelines;
- Chair Rigoni clarified that Commissioners were requesting staff provide photographs and analysis of the height and building materials of the adjacent homes in order to make an informed recommendation on the proposal. Staff noted that an analysis will be provided at the public hearing;

E. Workshop: Needham Variance

Future Public Hearing Request: Building materials variance to permit the use of non-masonry materials in the construction of a new single-family home proposed at 318 Oak Street. Other Request: Final plat approval.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request noting the proposed 30' setback is consistent with ordinance requirements. The project architect, Gabriel Garcia and owner, Tracey Needham were present for discussion.

During the Plan Commission Discussion:

- Commissioner Michuda questioned how common it is to consolidate lots in the downtown area. Mr. Brown noted that subdivisions were more common however there have been lot consolidation requests previously;
- Chair Rigoni thanked the architect for the renderings noting that they made it easier to understand the proposal;
- Mrs. Needham noted that she prefers stone on the first floor but was discouraged by the Old Town Homeowners Association;
- Commissioners questioned if and stormwater or public utility improvements would be required as were installed with the recent three lot subdivision on Ash Street. Staff noted that a grading / drainage plan would be required however unlike the Ash Street property all public utilities currently run along the frontage of the property;
- Chair Rigoni questioned the building materials used on neighboring homes. Mrs. Needham noted that there are a variety of materials used on the adjacent homes with some being a mixture of brick and siding and some all siding;
- Chair Rigoni thanked the property owner for not pushing limits on the variances. Building materials is the only variance requested and the proposal is consistent with the area;
- Stephanie Kush neighboring resident at 324 Oak Street reviewed the placement of the home with the commissioners in order to verify the side yard setbacks were in line with guidelines. Ms. Kush expressed concern regarding the proximity of the proposed home to her own noting that her home has a minimal setback from its northern property line;

F. Public Comments

Stephanie Kush neighboring resident at 324 Oak Street thanked the Plan Commission members for all the work and diligence to review all the proposals.

G. Village Board and Committee Update

Trustee Clavio noted that the Village Board approved the Trafton variances for the property located at 115 W. Nebraska Street and that the Village was considering the sale of the property located at 1 North White Street.

H. Other Business

Mr. Brown explained an upcoming lead service line replacement program for the downtown area which will be fully funded by the State of Illinois. Commissioner Michuda expressed concern with the number of white homes being constructed downtown. Staff noted that the design guidelines do not prescribe color and that restricting resident's personal choice would be challenging.

I. Attendance Update

All members present confirmed their availability for the next Plan Commission meeting to be held on August 27, 2020.

Motion (#4): Adjournment (8:20 PM)

Motion by: Markunas

Seconded by: Guevara

Unanimously approved by voice vote.

Approved August 27, 2020

As Presented *X*

As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary