

- The applicant stated that music played in the facility is generally at a low volume as it is important to be able to communicate with his patients;
- Members noted that the Speedway gas station located at the southeast corner of Center and Laraway Roads is approved to open at 5:00 am;
- Commissioners recalled granting a special use for 24 hour operation for Anytime Fitness within the Frankfort Crossings Shopping Center;
- The applicant noted that at his busiest hours the facility would be occupied by no more than 8 – 10 people and that he expected early morning hours to be limited to 4 people;

Motion (#2): Recommend the Village Board approve a special use for extended hours of operation to permit the 5:00 am opening of Method Athletics proposed at 706 Center Road in accordance with the reviewed plans and public testimony and conditioned upon the overhead door along the northern façade of the building remaining closed until 7:00 am.

Motion by: Hogan
Approved: (5 to 0)

Seconded by: Hanlon

C. Public Hearing Request: Courtney Variances (Ref. #103)

Public Hearing Request: Variances of front yard setback from 30 feet to 19 feet 1 inch and side yard setback from 10 feet to 5 feet 10 inches along the northern property line to permit the reconstruction and expansion of a covered porch on the front façade of the existing home located at 233 Hickory Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The property owners, Craig and Caitlin Courtney were present.

During the Plan Commission discussion:

- Commissioners questioned the setback of the home to the north and south of the subject property. Staff noted that the home immediately to the north maintains a reduced setback of $\pm 18'$ and that the home to the south $\pm 50'$;
- Commissioners questioned if the setback was measured to the stairs or to the porch itself. Staff confirmed that the setback is measured to the porch and that open stairs are a permitted encroachment in the front yard;
- Members noted that the existing porch and home maintain a reduced front yard setback;
- Commissioners noted that front porches are common improvements on this block of Hickory Street and in the old town area in general;

- The applicant confirmed that an existing hackberry tree would be removed to accommodate the new porch and that new plantings would be provided in its place;
- Commissioners noted the unusual mansard style roof on the home and commented that the proposed porch would improve the aesthetic of the home when viewed from the street. The applicant noted that he eventually planned to remove the mansard roof entirely;
- Members discussed the proposed standing seam metal roof noting that adding a new material may make it obvious that the porch is a new improvement rather than blending with the existing structure;
- The applicant expressed concern that trying to match new shingles with the existing would be difficult and that the metal roof would likely be black in color to blend with the existing roof;
- The applicant confirmed that the porch would be painted to match the existing home;
- Commissioners discussed the requested side yard setback noting that the existing home maintains a reduced setback which the proposed porch does not further encroach;
- Commissioners thanked the applicant for working with the Old Town Homeowners Association;

Motion (#3): Recommend the Village Board approve a front-yard setback variance from 30 feet to 19 feet 1 inch to accommodate the construction of a covered porch on the front façade of the existing home located at 233 Hickory Street, in accordance with the reviewed plans and public testimony.

Motion by: Hanlon
Approved: (5 to 0)

Seconded by: Savaria

Motion (#4): Recommend the Village Board approve a side-yard setback variance from 10 feet to 5 feet 10 inches along the northern property line to accommodate the construction of a covered porch on the front façade of the existing home located at 233 Hickory Street, in accordance with the reviewed plans and public testimony.

Motion by: Hanlon
Approved: (5 to 0)

Seconded by: Hogan

D. Public Comments

None

E. Village Update

Trustee Clavio noted that several applications were submitted to replace Commissioner Savaria and that a new commissioner would likely be selected at the next Village Board meeting. Trustee Clavio provided an overview of the prior evenings committee meetings.

F. Other Business

Commissioners thanked member Savaria for his dedication and service to the Plan Commission and wished him well in his new role as Village Clerk.

G. Attendance Update

Members present confirmed their availability for the next Plan Commission meeting to be held on July 25, 2019.

Motion (#5): Adjournment (6: 58 PM)

Motion by: Hanlon

Seconded by: Savaria

Unanimously approved by voice vote.

Approved July 25, 2019

As Presented X

As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary