



- Commissioner Hanlon questioned the wording of the proposed motion. Staff noted that state statute requires all subdivision plats within 1.5 miles of the Village be signed by the Village but noted there is no formal process to legally object to the plat;
- Members questioned the distance of the parcel from the Village limits. Staff noted that the property is just under 1.5 miles from the Five Oaks subdivision;

**Motion (#2):** Recommend the Village Board approve the final plat for the LaGrange Garden Subdivision located at 24149 S. LaGrange Road in unincorporated Green Garden Township conditioned upon:

1. Paving or resurfacing of the access drive to Lot 2 with bituminous asphalt or concrete;
2. Provision of a site lighting plan in accordance with minimum illumination requirements.

Motion by: Hogan  
Approved: (5 to 0)

Seconded by: Savaria

**C. Workshop: Ash Street Subdivision Variances**

Future Public Hearing Request: Variances of building materials requirements and front yard setback from 30 feet to 15.5 feet for Lots 1-3 and a lot coverage variance from 20% to 21.19% for Lot 3 to permit the construction of three-single family homes on Lots 1-3 of the Ash Street Subdivisions.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The property owners were present and noted that all three families plan to build their own personal residences and reside on the property. Mr. Solski noted that both he and the Partykas were residents of the old town area.

During the Plan Commission discussion:

- Commissioners discussed the proposed building materials noting that non-masonry materials were common in the old town area;
- Chair Rigoni suggested that the chimney of the home on lot 2 be modified from siding to brick or stone for historical accuracy. The applicant noted that they intended to do so however their architect had yet to update their plans to reflect the change;
- Commissioner Hanlon suggested the applicants consider incorporating some additional masonry on the home on lot 2 noting that the homes on lots 1 and 3 include limited masonry components. The applicant noted that decorative railings would be added to the porch and suggested the use of masonry column bases;

- Member Hogan questioned the reason for the front yard setback variances. The applicant stated that although the front yard setback could be met they wanted to utilize setbacks similar to the homes in the surrounding area. Staff noted that the Village encouraged the applicants to pursue the setback variances noting that the draft downtown residential design guidelines suggest new homes be built at similar setbacks to the surrounding homes;
- Commissioners discussed the requested lot coverage variance for lot 1 noting that the original approval creating the lot included a condition that the lot coverage not exceed 20%. The applicants noted that they were unaware of this condition when they purchased the property;
- Members noted that at the time of original approval the Commission expressed concern that by platting substandard lots they would be faced with a future lot coverage variance request;
- Commissioners noted that while lot coverage variances have been previously approved the subject property is different in that the Village approved the plat containing substandard lot sizes and created the lots. All other lot coverage variances considered previously were on existing non-conforming parcels platted prior to adoption of current ordinance requirements;
- Commissioners questioned if removing the 3<sup>rd</sup> car garage bay would impact the second floor of the home. The applicant noted that they cannot simply remove the additional garage space so as to comply with lot coverage requirements as doing so would require removal of the bedroom above it on the 2<sup>nd</sup> floor;
- Member Guevara noted that the cumulative lot coverage for all three properties was under the 20% requirement and that the applicant could shift the property lines slightly to increase the area of lot 1 and negate the need for a lot coverage variance;
- The applicant noted that the home proposed on lot 1 is smaller than the home previously approved however has a larger footprint due to the first floor master bedroom suite;
- Commissioner Hogan questioned if there had been a discussion with the old town homeowners association. The applicant stated that the proposal was shared with the HOA and their review letter forthcoming;
- Representative from the Old Town HOA, Mark Adams expressed the preference that the home on lot 1 be revised to meet lot coverage requirements;
- Danette Muscarella requested additional masonry elements not be added to the home on lot 2 citing a recent historic preservation training event where it was suggested that less variation of building materials makes it easier to blend new homes with old homes in the neighborhood;

- A representative from St. Peter's Church questioned if the plans still included the widening of the cul-de-sac at the end of Ash Street citing impacts to the church's daycare facility. Staff noted that the widening was still proposed;
- Commissioner Hanlon questioned tree preservation efforts. The applicant noted they planned on preserving all trees as originally approved with the exception of one dead evergreen tree at the southwest portion of the site and one evergreen tree at the northwest corner of the site that conflicts with the proposed sidewalk along Utah Street;

**D. Public Comments**

None

**E. Village Update**

Trustee Clavio provided an update on the recent Village Board meeting noting the approval of the Larson variance and the Frankfort Circus Center and Timber View RV. Center Special Uses.

**F. Other Business**

Trustee Clavio noted that the bollards at the entrance to the Elsner Road water tower site were repaired and Russo's property management company began replanting the rear of their property along Elsner Road.

**G. Attendance Update**

Members present confirmed their availability for the next Plan Commission meeting to be held on May 23, 2019 except Commissioner Hanlon.

**Motion (#7):** Adjournment (7:35 PM)

Motion by: Hogan

Seconded by: Hanlon

Unanimously approved by voice vote.

Approved May 23, 2019

As Presented  X  *Maura A. Rigoni*

As Amended \_\_\_\_\_ /s/Maura Rigoni, Chair

 /s/ Secretary