

MINUTES OF THE PLAN COMMISSION
August 14, 2023

The regular meeting of the Plan Commission was called to order by Chairman Eric Steffe at 7:15 p.m. at the Village Hall.

Members present: Chairman Eric Steffe, Amy Flores, Richard Pyter, Thomas Rankin, Gregory Wheeler, and Aaron Zych.

Members absent: Walter Oakley.

A quorum was established.

Village Staff present: David Smith, Senior Planner, and Jeff Cooper, Village Engineer.

Others present: Marcus Martinez, Village Attorney.

Commissioner Pyter moved, seconded by Commissioner Rankin, to approve the July 24, 2023, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

PC 23-10 Terrance Webb, Applicant
1140 Lake Street

Request is for a Preliminary and Final Plat of Subdivision for property located in an R-3 Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the request for the Plat of Subdivision. Mr. Smith stated that the applicant is requesting to subdivide the property located at 1140 Lake Street into two lots. Mr. Smith stated that the property is a little more than 1.5 acres in size in the R-3 Single Family Residential District. He stated that each newly created lot will conform to the Zoning Code minimum lot width and lot area requirements.

Mr. James Krautsack, representing the petitioner, stated that Mr. Webb raised his family in the home located at 1140 Lake Street and that he is ready to sell the property and downsize for his own personal living needs.

Commissioner Pyter asked if the existing house will remain. Mr. Terrance Webb stated that it will be up to the future owner.

Commissioner Pyter asked if the petitioner agrees with the Staff review comments and recommended conditions for approval. Mr. Krautsack stated that both he and Mr. Webb understand and agree with the Staff comments and recommended conditions for approval.

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Commissioner Wheeler asked if any new easements are needed for the subdivision. Mr. Jeff Cooper, Village Engineer, stated that no new easements are necessary.

Chairman Steffe asked the petitioner if they are ready for the Plan Commission to make their recommendation regarding the request for the Plat of Subdivision.

Mr. Webb stated that he is ready for the Plan Commission to render their recommendation.

In the matter of PC 23-10, Commissioner Rankin moved, seconded by Commissioner Wheeler, to recommend the Village Board of Trustees approve a Preliminary and Final Plat of Subdivision for property located in an R-3 Single Family Residential District, subject to the following conditions:

- 1. That the following revisions to the Final Plat should be made prior to execution of the Final Plat:*
 - Remove the Drainage Certificate.*
 - It is recommended that the word “consolidated” be replaced with “dedicated” in the Owner’s Certificate.*
- 2. That the following items be addressed prior to Village execution and recordation of the Final Plat:*
 - In accordance with Municipal Code Section 22.110.d, payment-in-lieu of public sidewalk installation for Lot A, in the amount of \$4,532.00, shall be submitted to the Village.*

Motion carried 6 - 0.

Ayes: Steffe, Flores, Pyter, Rankin, Wheeler, Zych

Nays: None

Absent: Oakley

NEW BUSINESS: None.

STAFF COMMUNICATIONS AND DISCUSSION:

In response to questions by the Plan Commission, Mr. David Smith, Senior Planner, stated that Midwest Industrial Funds has applied for permit to construct the proposed warehouse buildings to be located at the northeast corner of Rt. 45 and Peterson Road. Mr. Smith stated that the proposal by Community Partners for Affordable Housing to construct the office and residential building facility at 500 West Peterson Road is under permit application review.

Mr. Jeff Cooper, Village Engineer, stated that utility work along Winchester Road is near completion.

Commissioner Pyter moved, seconded by Commissioner Flores, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:35 p.m.