

**DISCLAIMER- THE FOLLOWING ARE DRAFT MINUTES FROM
THE PLAN COMMISSION AND ARE SUBJECT TO CHANGE UPON
APPROVAL OF THE PLAN COMMISSION**

**PLAN COMMISSION
MEETING MINUTES
Monday, August 8th, 2017**

Meeting was called to order at 7:03 p.m. by President Palmer

1. Roll Call.

Present: President Palmer, Mr. Long, Mr. Reineke, Mr. Michalski, Mr. Kujawa

Absent: Mr. Cashin, Mr. Jodie

Also Present: Thomas Harrigan, Zoning and Planning Administrator, David De Angelis, Village Manager, Hector de le Mora, Village Attorney, and applicants.

2. Review and act on Plan Commission regular meeting minutes dated June 6th, 2017.

Mr. Cashin motioned to approve as corrected and Mr. Kujawa seconded to approve the meeting minutes. Motion carried 5-0

3. Public hearing, review and act on a request for a special exception at 13830 Wrayburn Road pursuant to §335-51B(2) to allow an addition to an existing legal nonconforming structure within the side yard setback area.

Mr. Brent Barg, resident of Elm Grove since 1976, was in attendance to represent the Special Exception Application.

Mr. Michalski asked if there have been any changes to the documents since they were submitted.

Mr. Barg stated no changes have been made.

Mr. Jodie asked the applicant to explain what purpose the proposed structural addition would serve.

Mr. Barg explained the proposed addition would serve as a garage with living space above and a three season room. The addition will not encroach any farther toward the eastern lot line than the existing structure but will extend farther back into the lot.

Mr. Kujawa asked if a public hearing notice had been posted for the special exception.

Mr. Harrigan confirmed that it had.

Mr. Kujawa motioned to approve the special exception application as presented and Mr. Jodie seconded. Motion carried 5-0.

4. Review and act on a request for a plan of operation for Pure Barre by Alicia Starr pursuant to §335-85 and a conditional use permit pursuant to §335-86 for a fitness center pursuant to §335-22C(10) located in the B-1 Local Business District at 12894 W. Bluemound Road.

Ms. Alicia Starr was present to represent the conditional use permit application.

Mr. Michalski clarified that the conditional use permit is required due to a change in ownership of the business.

Ms. Starr confirmed that is correct.

Mr. Michalski asked if the landlord has signed off on the plan of operation.

Ms. Starr confirmed that he has and presented Mr. Harrigan with the signed copy.

Mr. Cashin motioned to recommend approval of the conditional use permit to the Village Board of Trustees and Mr. Kujawa seconded. Motion carried 5-0.

5. Review and act on a request for a demolition permit for a single family residential home located at 1185 Lone Tree Road pursuant to §106-11 through §106-19.

Ms. Jill Munson, 1180 Terrace Drive, was present before the Plan Commission to express concerns regarding drainage from 1185 Lone Tree Rd onto 1180 Terrace Dr. Ms. Munson stated that because 1185 Lone Tree Road is proposed to be demolished, some kind of storm water management should be in place prior to commencement of the demolition. Perhaps a swale on the western lot line that could redirect water toward the cul-de-sac at Terrace Drive.

Mr. Michalski asked Mr. Harrigan if the applicants would be required to install any kind of swale prior to the commencement of the demolition.

Mr. Harrigan stated that if the Commission determined the existing condition of the lot may adversely impact the neighboring property with regard to storm water management issues during the demolition, the Commission may incorporate the swale as a condition of approval.

Mr. Kujawa asked Mr. Harrigan if the applicants would be required to install silt fence prior to commencement of the demolition.

Mr. Harrigan confirmed installation of the silt fence will be required prior to commencement of the demolition.

Mr. Reineke commented the engineering review letter demonstrates that wetland indicator soils are found on the property. Mr. Reineke noted that if wetlands are found on the property, a swale, or any other land disturbance should not take place in the wetland.

Mr. Harrigan summarized and reviewed the engineering review letter and all documents submitted by Red Leaf Builders.

Mr. Kujawa moved to approve the demolition permit application on condition that Village staff received the wetland investigation information as needed and Mr. Cashin seconded. Motion carried 5-0.

6. Other Business

None.

7. Adjournment

Mr. Kujawa motioned and Mr. Cashin seconded to adjourn the meeting. Motion carried 5-0.

Meeting adjourned at 7:49p.m.

Respectfully Submitted

Thomas Harrigan

Zoning and Planning Administrator/Assistant to the Village Manager