

Meeting of the Planning Commission
Monday, July 26, 2021 ~ 6:00 p.m.

Board Members Present: Mr. Brown, Mr. Stoiber, Mr. Lapolla and Mrs. Zimmerman
Board Members Absent: Mr. Ciraldo
Officials Present: None
Village Staff in Attendance: Lora Wilmoth and Suzanne Lipan
Others in Attendance: See attached sign-in sheet

Call to Order

Chairman, Dennis Stoiber called the meeting to order. 4 members were present. Mr. Stoiber confirmed a quorum was present.

Approval of Minutes

Approval of the minutes from July 12, 2021.

Mr. Lapolla made a motion to approve the Planning Commission minutes from the July 12, 2021, meeting. Mr. Brown seconded the motion. All members signified their approval by saying aye. Motion carried. The minutes were approved.

Application Review

Plan No.: 2021-37

Bill Bailey & Sherri Nichols [Exterior Land Development LLC] 1322 Graham Rd. Lot #14, 120ft E of W50ft Graham Rd. Crystal Lake Acres

In attendance: Bill Bailey and Sherri Nichols

Application to install 205 SF paver walkway and 405 SF paver patio.

Mr. Stoiber asked the applicants what the distance was from the lake to the proposed pavement. Mr. Bailey stated that he measured it to the best of his ability given the extensive brush near the lake and came up with approximately 50-57 feet. Mr. Stoiber stated that there is an existing patio, and they are just expanding on it. There was no problem with the maximum impervious coverage.

Mr. Lapolla asked if the goal was to match the existing patio. Mr. Bailey said the proposed pavement will be gray pavers and the existing is concrete. Mr. Stoiber clarified that they are not doing anything on the Crystal Lake Development Corporation's property and Mr. Bailey said that was correct.

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Mr. Markowitz from the Crystal Lake Development Corporation stated that if the setbacks are what the applicants have stated then Crystal Lake has no objections to the project. Mr. Stoiber also asked if they would be taking down any healthy mature trees to complete this project. Mr. Bailey said no.

There being no further discussion by the Commission, Mr. Lapolla made a motion to approve Plan 2021-37 so long as the zoning inspector verifies that the pavement is at minimum 35 feet from the Lake per the riparian Ordinance. Mr. Brown seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-38

***Melissa Pavkov [Nichols Fence] 2828 Landon Dr Lot A N pt 76 ft frt .23AC Felmly
Subdivision***

Not in attendance.

Application to install 6' high white vinyl privacy fence around the rear yard.

A portion of the fence shown on the plan is to be placed in the side yard. According to Section 1133.04 (c) of the Code, solid fences are only permitted in the rear yard. Since the applicant was not present this was unable to be resolved.

The Commission reviewed the application and since the applicant was not present to clarify fence requirements it was decided to table Plan No 2021-38.

Plan No.: 2021-39

***Bryan Merolla [Riley & Sons Asphalt Co] 2913 Thomas Dr. Lot #29 Terrace Knolls
Subdivision***

In attendance: Joshua Smith

Application to resurface existing blacktop driveway and add a 20' x 18' parking pad.

The Commission reviewed the application and had no issues, Mrs. Zimmerman made a motion to approve Plan No 2021-39. Mr. Lapolla seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-40

***Brian Eisenberger [Donald Kennedy – KC Deck Fence] 3035 Oakridge Dr. Lot# 69 All
Silverview Reallotment***

Not in attendance.

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Application to install 6' high wood privacy fence around the rear yard with one gate. Fence along the rear of the property will be well off the overhead utility line easement.

Mr. Stoiber asked Mrs. Lipan if Mr. Eisenberger was informed that, where the fence faces the street, "pretty side" must face the street. In the rear yard, the "pretty side" is allowed to face the applicant. Mrs. Lipan stated that she made the contractor aware of that when he came in to make application.

There being no further discussion by the Commission, Mr. Brown made a motion to approve Plan No 2021-40. Mr. Lapolla seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-41

Dan Erbacher [Donald Kennedy – KC Deck Fence] 2924 Overlook Rd. Lot# 93 Silver Lake Estates

Not in attendance.

Application to install 4' high black aluminum fence all around the rear yard, with a gate across the driveway and on the west side of the house.

The Commission reviewed the application and had no issues, Mr. Lapolla made a motion to approve Plan No 2021-41. Mrs. Zimmerman seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-16

Daniel Sawyer 2805 S Park Dr. Lot #16 all Silver Heights

In attendance: Daniel Sawyer, Jamie Keller, David Bruns, and Zach Bingham

Application to rebuild after fire damage.

Mr. Bruns stated that Mr. Cramer reworked the numbers and has prepared a new MIC form. Mr. Stoiber wanted to clarify that nothing they are doing involves the activity building. Mr. Bruns stated that is correct. Mr. Bruns brought up the landscaping aspect of the plans and Mr. Stoiber informed him that they can do that later. At that time, they will need to know the name of the plants, the size of plants at installation and the number of plants.

Mr. Stoiber stated that the big issue to be discussed this evening is that the calculations on the MIC do not match the dimensions on the packet for the square footage of the existing structure and the proposed structure. Mr. Stoiber stated that with his calculations the expansion is 34

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percent which is over the 15 percent that the Planning Commission has authority to approve. Mr. Bruns stated that according to the footprint of the proposed structure when he checked it, he was under the 15 percent. Mr. Stoiber stated that the proposed building's footprint, using the dimensions on page A5.0, is approximately 1979 SF. What is listed on the MIC form as the footprint of the proposed building is 1765 SF. Both Mr. Bruns's calculations and Mr. Stoiber's calculations were over 15 percent which would mean they would need to go to the Board of Zoning Appeals for a variance. Or they could change something to bring it down to 15 percent.

The Commission reviewed the application, the discrepancy in square footage calculation must be resolved. Once that is resolved Mr. Sawyer must decide whether he wants to take the plans back to the Board of Zoning Appeals to get a variance for expansion in the riparian area or decrease the square footage to comply with the 15 percent expansion in the riparian. Until then it was decided to table Plan No 2021-16.

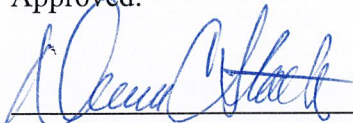
Discussion

The Commission discussed the Testa landscaping plan for 2879 Silver Lake Blvd which was approved at the June 28th meeting. The Commission agreed to add a statement to the approved plans to make it clear that nothing on the Trustees land had been approved. That statement was, "no work outside of the owner's property is included in this permit".

There being no further items on the Commission's agenda and there being no further discussion, Mr. Lapolla made a motion to adjourn. Mrs. Zimmerman seconded. All members signified their approval by saying aye. The meeting was adjourned at 7:09 p.m.

The next meeting of the Planning Commission will be held on Monday, August 09, 2021, at 6:00 p.m. in person at Village Hall.

Approved:



Dennis Stoiber
Chairman

Prepared by Lora Wilmoth
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