

**PLAN COMMISSION  
MEETING MINUTES  
Thursday, July 8<sup>th</sup>, 2021**

---

Meeting was called to order at 6:00 p.m. by President Palmer

**1. Roll Call.**

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

Absent: Mr. Jodie,

Also: Thomas Harrigan - Zoning and Planning Administrator/Assistant to the Village Manager, Hector de la Mora – Village Attorney and applicants

**2. Review and act on meeting minutes dated 6/30/21.**

Mr. Long motioned to approve the minutes as submitted. Mr. Kujawa seconded. Motion carried 6-0.

**3. Review and act on a request for approval of a plan of operation for Elevate Beauty Studio pursuant to §335-85 for a Beauty Shop pursuant to §335-23A(3) located in the B-2 Office Business District at 850 Elm Grove Road.**

Gabriella Azzarello, owner operator of Elevate Beauty Studio, was present before the Commission.

President Palmer asked if anything within the Plan of Operation has changed since it was submitted.

Ms. Azzarello indicated that nothing has changed.

Mr. Michalski motioned to approve the plan of operation and Mr. Kujawa seconded. Motion carried 6-0.

**4. Review and act on a request for approval of a plan of operation for Grace the Beauty Loft pursuant to §335-85 for a Beauty Shop pursuant to §335-23A(3) located in the B-2 Office Business District at 15300 Watertown Plank Road.**

Jeana Perszyk, owner operator of Grace the Beauty Loft, was present before the Commission.

President Palmer asked if anything within the Plan of Operation has changed since it was submitted.

Ms. Perszyk stated that nothing has changed.

Mr. Michalski motioned to approve the Plan of Operation as submitted and Mr. Long seconded. Motion carried 6-0.

**5. Review and act on a request for a demolition permit for a single family residential home located at 13450 Braemar Drive pursuant to §106-11 to §106-14.**

Rob Miller, of Rob Miller Homes, was present before the Commission.

President Palmer asked Mr. Miller when he intends to begin construction on the new home.

Mr. Miller stated the intention is to begin construction of the new home immediately following demolition.

Mr. Reineke opined that based on the demolition permit application submission, it appears the principals required for approval of a demolition permit pursuant to §106-15 have been adequately addressed.

Mr. Long motioned to approve the demolition permit application and Mr. Kujawa seconded. Motion carried 6-0.

**6. Review and provide preliminary consultation on a draft Certified Survey Map pursuant to §305-6 for the property located at 14625 Watertown Plank Road.**

Attorney Steven Schmuki, was present before the Commission representing the property owner of 14625 Watertown Plank Road.

Mr. Schmuki provided the Commission with a summary of what is being requested, approval of the Certified Survey Map (CSM), amendment to the Village Comprehensive Plan and the rezoning from Institutional to single-family residential.

Mr. Schmuki indicated the proposed CSM reflects the parsonage being located on a new Rs-1 single-family residential lot.

President Palmer questioned if the single family zoning designation could be Rs-2, Rs-3 or Rs-4, instead of the proposed Rs-1.

Attorney de la Mora stated he would look into this question as it related to potential spot zoning.

President Palmer asked Attorney Schmuki if he is aware that once the existing lots are combined, they cannot be redivided in the future,

Attorney Schmuki confirmed his understanding of this.

President Palmer stated the proposed access easement on the single family lot is of concern, questioning what the access easement would do to the usable space for the single family lot, potentially impacting the impervious surfacing on the property as well. Additionally, the access easement could make it more difficult to resell the property.

The Commission discussed alternatives to the proposed single family lot configuration, other than Rs-1 base zoning requirements.

President Palmer suggested squaring the proposed southern lot line of the single family lot evenly with the existing single family lot to the west, this would create a new lot with less than 25,000 square feet. As there are other Rs-1 single family lots in this neighborhood with less than 25,000 square feet, this could make sense.

Attorney Schmuki summarized the Plan Commission's comments:

1. The proposed access easement on the single family lot is a major concern.
2. There is opportunity to discuss meeting the requirements of Rs-2 and Rs-3 zoning.

**7. Other Business**

President Palmer informed the Commission there will be a Public Comment Session for the proposed SSND redevelopment on Wednesday, July 28<sup>th</sup> at 5:30 P.M. in the Court Room of Village Hall. The option to sign up for comment in advance of the meeting will be available on the Village Website.

**8. Adjournment**

Mr. Kujawa motioned to adjourn, seconded by Mr. Cashin, Motion carried 6-0.  
Meeting adjourned at 6:23 P.M.

Respectfully Submitted,

Thomas Harrigan  
Zoning and Planning Administrator/Assistant to the Village Manager