

**PLAN COMMISSION
MEETING MINUTES
Monday, March 2, 2020**

Meeting was called to order at 7:05 p.m. by Mr. Harrigan.

In absence of Chairman Palmer, Mr. Harrigan entertained a motion to appoint a Chair Pro Tem for the evening.

Mr. Cashin motioned and Mr. Long seconded to appoint Trustee Michalski as Chair Pro Tem. Motion carried.

1. Roll Call.

Present: Mr. Michalski, Mr. Cashin, Mr. Long, Mr. Reineke, and President Palmer [7:15 P.M.]
Absent: Mr. Jodie, Mr. Kujawa

Also Present: Thomas Harrigan, Zoning and Planning Administrator/Assistant to the Village Manager, Christopher Koehnke, Assistant Village Attorney and applicants.

2. Review and act on meeting minutes dated 11/4/19.

Mr. Long motioned and Mr. Cashin seconded to approve the meeting minutes as amended. Motion carried 4-0.

Item 3. Review and act on a request for a plan of operation for Shred415 pursuant to §335-85 and a conditional use permit for a fitness center pursuant to §335-22C(10) located in the B-1 Local Business District at 12894 W. Bluemound Road.

Mr. Willie Chandler was in attendance to represent the Conditional Use Permit application.

Trustee Michalski questioned staff as to why the fitness center is required to renew the Conditional Use Permit if the business is not changing, rather the business is transferring to a new LLC.

Mr. Harrigan explained the current Conditional Use Permit held by GPT LLC will terminate upon the LLC failing to conduct business at the property in substantial conformity with the existing Conditional Use Permit. Elm Grove Interval Training, LLC will be required to undergo the same review and approval process as all applicants applying for a Conditional Use Permit in order to operate a physical cultural facility within the B-1 Local Business District.

Mr. Long motioned and Mr. Cashin seconded to recommend approval of the Conditional Use Permit to the Board of Trustees. Motion Carried 4-0.

Item 4. Review and act on a request for a demolition permit for a single family residential home located at 13405 Elmhurst Parkway pursuant to §106-11 to §106-19.

Dave Montguire of James Craig Builders was present before the Commission.

Trustee Michalski asked if anything within the Demolition Permit Application has changed since it was submitted.

Mr. Montguire indicated that nothing has changed.

[President Palmer entered the meeting at 7:15 P.M.]

President Palmer inquired about the anticipated timing of the demolition and new home construction.

Mr. Harrigan indicated there are a several outstanding items found within the engineering review letter that will need to be addressed prior to issuance of the demolition permit.

Mr. Montguire stated the hope is to begin demolition as soon as all the outstanding items are addressed and weather permits.

Mr. Cashin motioned and Mr. Long seconded to approve the demolition permit application contingent on all the outstanding items found within the engineering review letter are completed to the satisfaction of Village staff. Motion carried 5-0.

5. Other Business

None.

6. Adjournment

Mr. Michalski motioned to adjourn, seconded by Mr. Long, Motion carried 5-0.

Meeting adjourned at 7:32 pm.

Respectfully Submitted,

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