

**PLAN COMMISSION
MEETING MINUTES
Monday, June 05, 2023**

Meeting was called to order at 6:00 P.M. by President Koleski.

1. Roll Call.

Present:

President Koleski
Trustee Stuckert
Mr. Kujawa
Mr. Cashin
Ms. Wynia-Smith
Ms. Becker
Mr. Fronberry
Dave De Angelis, Village Manager
Hector de la Mora, Village Attorney

Absent:

None

3. Review and act on meeting minutes dated May 01, 2023.

MR. CASHIN MOTIONED TO APPROVE THE MINUTES AS SUBMITTED. TRUSTEE STUCKERT SECONDED. MOTION CARRIED 7-0.

4. Review and act on a request by Elm Grove Lutheran Church, 755 Terrace Drive, for approval of a Certified Survey Map pursuant to §305-8.

The commission discussed the nature of the Certified Survey Map (CSM) and why it was being brought forward at this time. Mr. De Angelis explained that the church had originally initiated the creation of these two lots in the 1970's to conform with the underlying residential zoning in the area but unfortunately it was never recorded.

This CSM would allow for two conforming residential lots; however, the zoning for the parcel is still I-1, Institutional district. The Commission questioned what would be allowed there under the existing zoning and if there was the possibility of re-zoning it now to RS-1, Single-Family Residential district. Mr. De Angelis and Attorney de la Mora explained the process of the CSM approval and how a non-conforming use would apply should the property be re-zoned without a change in use. The Commission then discussed what the ultimate use of this property would be by the church. The Commission requested that President Koleski contact the church to have a discussion regarding the long-term goals of Elm Grove Lutheran Church with the property and report back to the Plan Commission.

There was discussion regarding the technical errors on the CSM and the requirement to have them corrected per Ruekert & Mielke's review letter prior to it being approved by the Village Board of Trustees.

TRUSTEE STUCKERT MOTIONED TO RECOMMEND APPROVAL OF THE CERTIFIED SURVEY MAP TO THE BOARD OF TRUSTEES PENDING THE CORRECTION OF THE TECHNICAL ISSUES AS OUTLINED IN RUEKERT & MIELKE'S LETTER. MS. BECKER SECONDED. MOTION CARRIED 7-0.

4. Review and act on a request by Daniel and Livia O'Callaghan for a demolition permit for a single-family residential home located at 15365 Kata Drive, pursuant to §106-11 to §106-14.

Mr. Mike Marriot of Miller/Marriot Homes outlined the request for the demolition of the home at 15365 Kata Drive. The Commission reviewed the request and the engineering review letter completed by Ruekert & Mielke.

MR. CASHIN MOTIONED TO APPROVE THE DEMOLITION PERMIT CONTINGENT ON THE COMPLETION OF THE ITEMS NOTED IN THE ENGINEERS REPORT, THE RECEIPT OF THE \$10,000 DEPOSIT, AND THE COMPLETION OF THE SEWER LATERAL INSPECTION. MR. KUJAWA SECONDED. MOTION CARRIED 7-0.

5. Review and act on a request by Jonathan and Theresa Kapke, 13405 Juneau Boulevard, for an exemption from §335-88D(6)(k)[2] as it relates to the permitted location of Play Structures in residential areas.

Attorney de la Mora read and discussed the requirements for a play structure approval to the Plan Commission. The petitioners, Theresa and Jonathan Kapke, walked the Commission through the presented location options and identified their preference for the applied for location. The petitioners indicated this type of play structure was recommended by their son's physical therapist to help with the treatment of diagnosed disorder which impacts muscle development.

The adjacent property owner, Ms. Schoos and her daughter Ms. Kurnacke, were present and explained their objections to the location based on visual impact on the enjoyment of their property. Ms. Kurnacke read portions of a letter written by her brother, Mr. Rick Schoos, regarding the potential impacts of this play structure on his mother. There was extensive conversation regarding the location, the current amount of screening, and what is or is not visible from Ms. Schoos' yard.

There was further discussion regarding the location of the play structure and the Commission indicated it would be favorable to the preferred location as long as it was not closer than 10 feet to the adjoining property to the east. The Commission then discussed the coloration of the slide and awning. The petitioners indicated they would be willing to change the awning color to green to make it less obtrusive.

MR. KUJAWA MOTIONED TO TABLE THIS ITEM TO THE JULY MEETING TO ALLOW FOR A NEW MAP TO BE CREATED IDENTIFYING THE EXACT LOCATION OF THE PLAY STRUCTURE AS WELL AS TO VISUALLY DEMONSTRATE THE EXACT PLACEMENT OF THE PLAY STRUCTURE ON THE PROPERTY FOR MS. SCHOOS TO REVIEW. MR. FRONBERRY SECONDED. MOTION CARRIED 7-0.

7. Other Business

The Commission had a discussion regarding Downtown Master Planning as well as an overview of the parking in downtown Elm Grove and requested that the discussion be added to the upcoming Plan Commission meeting agenda.

8. Adjournment

MR. CASHIN MOTIONED TO ADJOURN. MR. KUJAWA SECONDED. MOTION CARRIED 7-0.

Meeting adjourned at 7:38 P.M.

Respectfully Submitted,

Katherine Gehl
Assistant Village Manager/Zoning & Planning Administrator