

**PLAN COMMISSION MEETING
MONDAY, FEBRUARY 17, 2020 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order 6:00 p.m.

Roll Call. Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, William Catlin, Brett Stanczak, Ann Esarco, Michael Krajovic. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Nord, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the January 20, 2020 Plan Commission Meetings as distributed.
Skates/Esarco motion to approve. Motion carried unanimously.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.

Acknowledgement of Correspondence. None

Review and Recommendation of a Certified Survey Map (CSM) for Constantine Athans, 999 Snake Road & Neuman Family Trust, 4666 Lorraine Ave Dallas TX, 75209 to create a new 4 Lot CSM in the Estate Residential – 1 (ER-1) zoning classification as identified on the certified survey dated 1/10/20 Job # 1901409 for Tax Key Nos. ZWIL00001 thru ZWIL00005.

Jason Bernard, Lake Geneva Architects, representing Rick & Nancy Newman and Dean Athans, presented the request. Planner Slavney, asked if they plan to provide a common access easement for the lots which share the driveway. Paul VanHenkelum, surveyor for Cardinal Engineering, said they will use the same easement from the driveway. Slavney asked about getting utility service for all 4 lots. VanHenkelum said the sewer easement is presently located between lots 3 and 4 and will need to be extended to lot 2. Slavney said the city requires the easement to be depicted on the CSM. Mayor Hartz suggested this application be continued until a corrected CSM and signature page is provided.

Skates/Hartz motion to continue the CSM to the March 16th Plan Commission Meeting to allow for the depiction of the sewer easement to the CSM, the shared driveway agreement and corrections to signature page: Certificate of City “Council” Approval and Tom Hartz – “Mayor.”

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a “Limited” Conditional Use Permit filed by Cassandra Kordecki & Michael Strong d.b.a. Lake Geneva Home Rental LLC, W3437 Royal Glen Ct. Lake Geneva, for the request to allow Commercial Indoor Lodging land use located at 715 North St, within the Single Family – 4 (SR-4) zoning district, Tax Key No. ZF00054.

Hartz/Krajovic motion to continue the Public Hearing to the March 16th Plan Commission Meeting. Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Robert & Barb Hogan, 328 Shoreline Rd. Lake Barrington IL. 60010, for the request to utilize the Single Family – 4 setbacks for a home addition in the Estate Residential -1 land use located at 1300 W. Main St., Tax Key No. ZYUP000940.

Applicant is not present. Walling presented the request. Slavney asked if the old foundation located closer to the lake will be removed. Alderman Skates would like to talk to the owners.

Skates/Gibbs motion to continue the Public Hearing to the March 16th Plan Commission Meeting. Motion carried unanimously.

Public Hearing and Recommendation on an application for an amendment to the Precise Implementation Plan (PIP) filed by Daniel Schuld, 281 Keys Ave. Hampshire, IL 60140, requesting to alter the exterior site plan that would allow for the outdoor seating to be located at grade level. The property is located at 727 Geneva St., Unit 1, in the Central Business (CB) zoning district, Tax Key No. ZOP00157.

Hartz/Catlin motion to continue the Public Hearing to the March 16th Plan Commission Meeting. Motion carried unanimously.

Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Omega Homes, 210 O'Connor Dr. Elkhorn WI. 53121, requesting a Planned Development to build 58 single family homes in 3 phases. The property is 17.26 acres located at LaSalle St and Edgewood Dr., in the Multi-family Residential - 8 (RM-8) zoning district, Tax Key No. ZA424700001.

Speaker #1: Rob Lambert, 1230 Edgewood Drive, shared his concerns regarding water drainage.

Speaker #2: Todd Steppke, 907 Platt Avenue, shared his concerns about the tall hill in the development and conservancy land which borders the development.

Hartz/Skates motion to continue the Public Hearing to the March 16th Plan Commission Meeting. Motion carried unanimously.

Adjournment. Esarco/Skates motion to adjourn at 6:35 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION