

Planning Commission
October 26, 2015
Minutes

The Planning Commission Meeting was called to order by Chairman Stanard at 6:47pm.

PRESENT AT ROLL CALL: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Pogatschnik, Mr. Stanard

Others Present: Rick Loconti, Building Commissioner, Aimee Lane, Assistant Law Director, Jeff Filarski, Village Engineer, Sherri Arrietta, Clerk of Council

Mayor Renda made a motion seconded by Mr. Pogatschnik to approve the minutes from the Regular Planning Commission Meeting of September 28, 2015.

ROLL CALL:

AYES: Mrs. Cooper, Mr. Fritz, Mr. Pogatschnik, Mayor Renda, Mr. Stanard

NAYS: None

ABSTENTIONS: Mr. Bolek

MOTION CARRIED

Garcia Residence

429 Bentleyville

Detached Garage

Mr. Henry Piper, architect, was present at the meeting. He stated that the Garcia's currently live in Chicago, but have a real estate contract for this home, with one of the contingencies of the contract being that they be allowed to build a 2 to 3 car detached garage. Mr. Piper stated that all zoning criteria have been complied with. He stated that the requirement of a 70 foot setback from the adjacent property requirement has been met, and in fact, and after creating a zoning survey, it was determined that they exceed the requirement by 10 feet. Mr. Piper stated that they are proposing to build a 24 x 36 foot detached garage with a storage attic above it. It will be 10 foot from the property line, and will be built into a rising hillside to minimize the disturbance to the grade as much as possible. All materials will match that of the existing house. Pictures were shown to the members.

Mrs. Cooper asked about plans to have anyone sleeping in this garage since there is a half-bath in the detached garage. Mr. Piper stated that in reading the Village Code, he understands that is not allowed and that it is not the Garcia's intent. He stated that the homeowners are looking to construct a pool in the rear yard in the future; therefore this would be used as a pool accessory building for equipment storage and restroom facilities.

The Village Architect approved plans as submitted. There were not comments from the Village Engineer or the Building Commissioner.

Mrs. Lane stated that she wanted to make a comment for the clarity of the record that this application is specifically for the accessory garage and while the plans do show the future pool, it is not part of this application.

Mrs. Cooper asked if this would be the only detached accessory building on the property. Mr. Piper stated that there is a smaller one in the rear yard (gazebo) but it does not exceed the 1,000 square foot total per Village Code. The garage itself is 900 sq. ft.

Mr. Bolek asked if the roof pitch on existing house is 12:12 and if it will match the garage roof pitch. Mr. Piper stated that it will, as will the stucco paint so that the garage matches exactly with the house. Mr. Bolek asked about the rake of the roof edge. Mr. Piper stated that there is a Stucco trim band underneath. Mr. Bolek stated that he just wanted to point out that detail so that it was in keeping with the front face. He asked if the eave height of the accessory building is within the allowable requirement. Mr. Loconti stated that it was.

Mr. Fritz made a motion seconded by Mrs. Cooper to approve the detached garage located at 429 Bentleyville Road, with the notation that this approval is only for the detached garage and does not include approval for the future swimming pool noted on the plans.

ROLL CALL:

AYES: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mr. Pogatschnik, Mayor Renda, Mr. Stanard

NAYS: None

MOTION CARRIED

Lyons Residence
55 Riverstone Drive
Front Porch

Mrs. Cooper recused herself at 6:56 pm because she is neighbor of this applicant. Mr. Joe Myers, architect, was present at the meeting. He stated that they are proposing to add a front porch to this house. The site plan was already approved at a previous meeting. Currently the house is a plain Colonial with a square front that includes windows and a small portico at the front door. The homeowners have asked them to create a front porch across the front of the house and they will also be adding new siding, trim, and materials on all four sides of the house. Mr. Myers stated that he has created a wrap-around porch with a new gable that would be placed over the top of the existing roof. The gable ends of all the units would be shake shingles and the rest of the house will be done in horizontal siding (PVC shake siding) with PVC trim. The railing that goes around the back of house is being removed. The Village Architect approved the plan as submitted. There were no comments or concerns from the Village Engineer or the Building Commissioner.

Mr. Fritz made a motion seconded by Mayor Renda to approve the front porch located at 55 Riverstone Drive.

ROLL CALL:

AYES: Mr. Bolek, Mr. Fritz, Mr. Pogatschnik, Mayor Renda, Mr. Stanard

NAYS: None

MOTION CARRIED

Mrs. Cooper returned to the meeting at 7:00pm.

Discussion

Mayor Renda announced that Mrs. Lane was named partner at Walter|Haverfield. She stated that she excited and proud of Mrs. Lane and glad that she is associated with the Village. All members congratulated Mrs. Lane. Mrs. Lane thanked everyone.

Mr. Stanard made a motion seconded by Mr. Fritz to adjourn the meeting at 7:02pm.

ROLL CALL:

AYES: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mr. Pogatschnik, Mayor Renda, Mr. Stanard

NAYS: None

MOTION CARRIED

Respectfully Submitted,

Sherri Arrietta, Clerk of Council