

Minutes of the Plan Commission Meeting
March 15, 2021 at 5:30 p.m.
Village Hall Board Room

1. **Call to order:** B. McIntyre called the meeting to order at 5:30 p.m.
2. **Roll call**
Present: Plan Commission members Burt R. McIntyre, Mark Semrau, Daniel Kussow, Ellery Gulbrand, Natasha Gwidt
Excused: Randy Smith
Staff: Dave Wiese, Geoff Farr
3. **Pledge of Allegiance:** The pledge was recited by all in attendance.
4. **Approval of the agenda**
E. Gulbrand moved to approve the agenda. M. Soletski seconded. *The motion carried unanimously*
5. **Review and take action on an administrative appeal from Bahlal Dahabiyeh, 2202 Glendale Ave., regarding the denial of a building permit because of the building design requirements outlined in Sec. 50-869 for accessory buildings**
D. Wiese explained that staff has historically interpreted this section of code to require the same materials of any building project to be equal to the principal structure. The applicant is looking to construct a steel building. Bahlal Dahabiyeh, 2202 Glendale Ave., explained they have an existing dilapidated building with steel doors and roof. They are proposing to put up a steel building with horizontal siding. The building will be set back from the road extremely far and no one will be able to tell the type of material. He said it is an improvement to the neighborhood.

M. Soletski made a motion to approve the building design. D. Kussow seconded. *The motion carried unanimously.*
6. **5:30 Public Hearing: To consider a request from Alliance Management for Final Planned Development approval to construct three 16-unit and two 12-unit apartment buildings (72 units) on Parcels VH-1493, VH-1494, and VH-1490**
D. Wiese gave a staff report on the proposal. Staff does not have any objections to the project. B. McIntyre opened the public hearing. E. Goerke from Alliance Management appeared virtually and went over the project in greater detail. No one else spoke.
7. **ACTION on the request for Final Planned Development District approval to construct three 16-unit and two 12-unit apartment buildings on Parcels VH-1493, VH-1494, and VH-1490**
M. Soletski questioned the design of the windows. E. Goerke stated they can be altered to look better. E. Gulbrand made a motion to approve the building design. D. Kussow seconded. *The motion carried unanimously.*
8. **FUTURE AGENDA ITEMS:** None
9. **ADJOURN THE MEETING** B. McIntyre moved to adjourn. E. Gulbrand seconded. *The motion carried unanimously, and the meeting adjourned at 6:05 p.m.*

Meeting minutes recorded by D. Wiese