

preservation ordinance. Commissioner Stanton asked that when the traffic study is done, Amazon be included. Discussion followed.

PUBLIC HEARING: Chairman Thomas asked for a motion to open the public hearing on case #V-23-1-1-1. The necessary paperwork was in order.

(#2) Motion by Commissioner Peterson, seconded by Commissioner Plettau, to open a public hearing on V-23-1-1-1.

On roll call, the vote was:

AYES: Commissioner Peterson, Plettau, Slabozeski, Stanton, Carroll, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The public hearing was opened at 7:33 p.m.

Chairman Thomas presented a request (V-23-1-1-1) of Robert Bannon 2411 Durness for a setback variance from the required 10' to 6" off the property line for the construction of a shed. Mr. Bannon addressed the Commission. He explained that he would like to place an 8' x 10' shed, 6 inches off the property line versus the required 10 foot requirement. The property is pie shaped and is on a cul-de-sac. The rear of the property abuts the ComEd property so this would not impact the neighbors. Planner Rigoni explained that this is a large lot and is pie shaped. This request will meet the 50% lot coverage requirement. Chairman Thomas asked if there is an easement at the rear of the property. Planner Rigoni explained that we do not have any records that show one. We can condition the approval of the building permit subject to verification of an easement. Mr. Bannon explained that the foundation will be pavers and he would be able to move the shed if necessary. Commissioner Peterson asked if the power is overhead or underground. It is underground. Chairman Thomas questioned moving the shed closer to the existing deck. Mr. Bannon explained that this would interfere with the maintenance of the yard for lawn cutting. Commissioner Carroll asked about positioning the shed at the end of the driveway. Mr. Bannon explained that it would be an eyesore and in his neighbor's yard.

Chairman Thomas asked for comments and questions from the audience.

Ted Bostrom explained that he is not opposed to the variance request. He informed the Commission that he has a 7 ½' easement at the rear of his property. If it is in an easement, ComEd can come along and remove it. Chairman Thomas asked if we approve this request, do we need to contact ComEd. Planner Rigoni explained that we do not. ComEd will remove anything from an easement if they need to access it. Commissioner Peterson explained that there are overhead lines where he lives and ComEd has a more modern way to do the necessary repairs so that they don't have to drive their trucks back there. Mr. Bannon said that as far as the drainage, the low spot is 40' from the existing house. The drainage would be at least a foot away from the proposed shed.

Chairman Thomas asked for a motion to close the public hearing on (V-23-1-1-1).

(#3) Motion by Commissioner Carroll, seconded by Commissioner Deserio, to close the public hearing on (V-23-1-1-1).

On roll call, the vote was:

AYES: Commissioner Carroll, Deserio, Peterson, Plettau, Slabozeski, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The public hearing was closed at 7:44 p.m.

Chairman Thomas asked for a motion to approve or deny a recommendation to the City Council on (V-23-1-1-1) request of Robert Bannon 2411 Durness for a setback variance from the allowed 10' to 6" off the west property line for the construction of a shed pending the location of the easement and drainage.

(#4) Motion by Commissioner Deserio, seconded by Commissioner Slabozeski, to recommend to the City Council the approval of the request of Robert Bannon 2411 Durness for a setback variance from the allowed 10' to 6" off the west property line for the construction of a shed pending the location of the easement and drainage.

On roll call, the vote was:

AYES: Commissioner Deserio, Slabozeski, Stanton, Carroll, Peterson, Plettau, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear their case at their next meeting unless further information is required prior to the City Council meeting.

Chairman Thomas asked for a motion to open the public hearing on case #V-23-1-1-1. The necessary paperwork was in order.

(#5) Motion by Commissioner Plettau, seconded by Commissioner Peterson, to open a public hearing on V-23-2-1-2.

On roll call, the vote was:

AYES: Commissioner Plettau, Peterson, Deserio, Carroll, Stanton, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The public hearing was opened at 7:47 p.m.

Chairman Thomas presented a request (V-23-2-1-2) request of Brown's Chicken for a variance for an electronic message on a monument sign that is 6" larger than what is available on the road sign at 16111 Weber Road. Planner Rigoni informed the Commission that the representative who was scheduled to appear tonight was ill and could not be in attendance. She explained that a setback