

PLAN COMMISSION MEETING MINUTES  
May 4, 2022  
VILLAGE HALL @ 6:00PM

\*wav file available indefinitely\*  
\*\*transcribed by Julie Harms\*\*  
\*\*\*unapproved minutes' subject to approval\*\*\*

**CALL TO ORDER** – 6:00 PM /PLEDGE OF ALLEGIANCE/ROLL CALL: Destree, Karow, Perl, Smith, and Richter -present, with Skinner presiding. Diedrich- absent. Laura Roesslein, Village Administrator, and Julie Harms, Deputy Clerk also present.

MOTION BY SKINNER, SMITH, CARRIED, TO APPROVE PLAN COMMISSION MINUTES FROM MARCH 9, 2022.

MOTION BY SKINNER, SMITH, CARRIED, TO RECOMMEND THE VILLAGE BOARD A PROPOSED CSM FOR CTY ROAD F AND VACATION OF POND ROAD, PARCEL #85-4-119-161-4214, 85-4-119-161-4215, 85-4-119-161-4216. Skinner stated this CSM is being done to clean up the remnant parcels for the Hwy F reconfiguration. Skinner stated Carl Karow, resident on Pond Rd is the only one affected and he is also on board with it. The rest is County Land.

MOTION BY SKINNER, DESTREE, CARRIED, TO RECOMMEND THE VILLAGE BOARD A PROPOSED CHANGE IN FAÇADE FOR 330 MAIN ST- PARCEL #85-4-119-211-4380. John Economou, 330 Main St. Partners LLC, presented to the Commission that they are looking to update the façade to a new more traditional look. Materials used will be lap siding, Nantucket style cedar shingles, black shutters and a concrete baseboard. There would be a 5' overhang over the existing sidewalk. Traditional uniform signage and down lighting will be used. Color scheme will be grays, black, white. Skinner and the commission agreed this will be a welcome change. Karow asked if Kenosha County would have issue with the road right-of-way to which Skinner stated that the Village maintains the parking areas and the businesses shovel in the winter so it would not cause any issues with Kenosha. Economou stated they are also planning to come back to Plan Commission for approval to update the old lumber yard site. No members saw issue with the proposed.

MOTION BY SKINNER, RICHTER, CARRIED, TO RECOMMEND THE VILLAGE BOARD A CONDITIONAL USE PERMIT FOR A DECK AT 160-164 CHAPEL AVE- PARCEL #85-4-119-222-3361 AND #85-4-119-222-3362. Terrance Cooney, 615 W Park St, Arlington Heights, IL, stated he owns several properties in Twin Lakes with the past two years living at 164 Chapel Ave. In February 2022 he sold the other side of the duplex, 160 Chapel Ave. to his brother, Gregory. There are currently two decks, one on each unit, and he would like to make a step down deck between the two, approximately 20x20 to accommodate family gatherings. In speaking with the building inspector he was advised he would need a conditional use permit as it would overlap the lot lines. Skinner stated he didn't see any issues with it. Karow asked for clarification of the lot line shown on the survey. Cooney explained that the lot line splitting the two was not shown on their copy. No members saw issue with the proposed.

MOTION BY SKINNER, SMITH CARRIED, TO ADJOURN AT 6:52PM

DISTRIBUTION

Administrator  
Clerk  
Treasurer  
Plan Commission  
Building Inspector  
Pres/Trustees