

Maryville Planning Commission
May 23, 2011
Public Hearing

The scheduled public hearing of the Planning Commission was called to order by Chairperson R. Covarrubias at 7:07 p.m. to hear the request of Charter Communication for the rezoning of 200 Division Street (rear portion, parcel A) from B-2 to MR-2.

Chairperson Covarrubias verified with Building & Zoning Administrator K. Flaughner that the proper notifications were done for the public hearing. K. Flaughner responded that proper notice had been given via newspaper and mailings to adjoining property owners.

Chairperson Covarrubias requested a brief overview from K. Flaughner regarding the location of the property to be rezoned and the relationship of this property to the zoning of the immediate surrounding properties.

Chairperson Covarrubias requested remarks from C. Geiler, who stated that he was representing Charter Communications as the petitioner. C. Geiler gave a description of the proposed use of the property if it was re-zoned to MR-2 from B-2. Mr. Geiler, President of CMG Custom Construction, LLC presented a concept plan for a development of 28 town homes. Some of the town homes would have basements, some would have garages. The property would have one ingress/egress at the corner of Nepute and Droste. As presented, the town homes would be "upscale" and rent from \$850 to \$900 per month.

Chairperson Covarrubias requested remarks from the public. The following individuals were present and had questions and / or remarks concerning the proposed rezoning:

Linda Garcia	11 Bonnie Ct	Maryville, Illinois
Chris Geiler	1501 Malin Dr.	St. Jacob, Illinois
Kevin Grimes	414 Drost Street	Maryville, Illinois
Sandy Grimes	414 Drost Street	Maryville, Illinois
Larry Gulledge	900 Oakridge Drive	Maryville, Illinois
Edward Kostyshock	135 W. Perry	Maryville, Illinois
Rick McMahan	413 Nepute	Maryville, Illinois

Questions and / or Remarks:

Properties abutting the western property line are currently zoned MR-1. These properties were all re-zoned to MR-1 at the same time. It was unclear when Charter Communications had re-zoned the property in question to B-2, but it had to have been at least 15 years ago.

The entrance to the property is proposed to be at the corner of Nepute & Droste. The entrance is planned to be wider than Nepute & Droste.

A stop sign is not at the corner of Nepute & Droste. The Village Board would have to vote to install a stop sign(s) at this intersection and it is unclear how the additional traffic would be handled. This matter would have to be studied by the Village and specific recommendations made to the Village Board on how to handle the additional traffic. The corner of Nepute & Droste is currently two feet over the property line of 413 Nepute. Both Nepute & Droste are very narrow streets; however, the streets cannot be made wider as no additional easements are seen to be available. The developer does not wish to have ingress / egress to the property from Anthony Drive. A stub street and easement is available from Anthony Drive going onto this property.

The proposed re-zoning does not follow the comprehensive plan for the Village which shows the future use of this property as being for commercial development. Green space would be preferable, additional multi-residential development is not fair to the neighbors in the area or the schools. The proposed development is going to be a quality property and a good product. Developer currently owns and developed the town homes on Zupan Street and will maintain the properties. The comprehensive plan is

meant as a guide to future development.

There are too many apartments in the immediate area. It was stated that currently there are 200 rental units in a 3 block area. More apartments will bring additional crime and drug usage. Collinsville has stopped all development of apartments. There is a 1 acre parcel for sale in the immediate area, will this be apartments also?

The property in question cannot stay as it currently is forever. The current zoning of B-2 would allow heavy business/industry and the Village would have no recourse to stop this type of development. Other inquiries for potential development on this lot have been for storage units, a car impound lot, and a 2 story apartment development with a laundry.

The proposed use of this property (MR-2) would be preferable to heavy industry. However, how will potential tenants feel about looking out over the Charter and AT&T lots? Charter Communications keeps a clean lot and there will be a 50 foot buffer zone between the proposed development and the commercially zoned property. The owners of the development on Anthony Drive feel that this development will allow them to make improvements to their property.

Traffic in the area will need to be addressed; perhaps additional police officer placement will improve driver behavior in the immediate area.

The Village Board will hold a public hearing and vote on the proposed re-zoning on June 1, 2011.

There being no further comments from the public or the members of the Planning Commission, Chairperson Covarrubias closed the public hearing at 8:08 p.m.

Regular Meeting

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 8:09 p.m. on May 23, 2011 in the Village Hall.

Roll Call:

Members Present: R. Covarrubias, M. Floyd, S. Frey, D. Keene

Members Absent: D. Drobisch, T. Nemsky, C. Vincent

Additional Attendees: J. Dutton, K. Flaughner, L. Garcia, L. Gullledge, E. Kostyshock.

Chairperson Covarrubias requested a review of the minutes from the April 25, 2011 meeting. D. Keene made a motion to recommend the approval of the minutes as presented. The motion was seconded by M. Floyd. Motion carried, all ayes.

Rezoning of 200 Division Street (rear portion, parcel A) – Charter Communications

Members of the Planning Commission reviewed the zoning request, the zoning of the adjoining properties, and the comments and questions made by the attendees at the public hearing. R. Covarrubias made a motion to recommend approval to the Village Board of the request to rezone the property at 200 Division Street (rear portion, parcel A) from B-2 to MR-2. D. Keene seconded the motion. Roll Call: Covarrubias-Aye; Floyd-Aye; Frey-Aye; Keene-Aye. Motion carried all ayes.

Minor Subdivision – Liberty Village

The petitioner requested a split of the property into 3 lots as a minor subdivision to facilitate the development of a 2 story independent living center on lot #3. Lot #1 is currently developed and occupied by the Liberty Village nursing home and rehabilitation center. Lot #2 is planned for future commercial development. The entire development is currently zoned PD-B. A review letter was received from

Juneau Engineering and Land Surveying dated May 12, 2011, prepared by J. A. Dutton, in which it was stated that the revised Final Plat of Liberty Village was received on May 12, 2011. The review by Juneau Engineering resulted in 6 corrections which were satisfactorily addressed by the petitioner. Mr. Dutton was present to answer questions from the Planning Commission.

R. Covarrubias made a motion to recommend approval to the Village Board of the request for a minor subdivision, dividing the property into 3 lots. M. Floyd seconded the motion. Roll Call: Covarrubias-Aye; Floyd-Aye; Frey-Aye; Keene-Present. Motion carried 3 ayes, 1 present.

Other Business

Mayor Gullede noted that there would be no change to the current membership of the Planning Commission. Covarrubias, Floyd, and Vincent had been re-appointed to 3 year terms. A chairperson needs to be nominated and elected by the membership

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 8:40 p.m. The motion was seconded by D. Keene. The motion carried - all ayes.