

**Maryville Planning Commission  
April 27, 2009**

**Public Hearing**

**Request for rezoning for LB Properties (Maryville Manor) from Agricultural to PD-B**

K. Flaughner, Building and Zoning Administrator, called the public hearing to order at 7:00 p.m. The property is approximately 24 acres and has been purchased by LB Properties which currently owns Maryville Manor. The property is not currently within the Village limits. The property will be annexed to the Village as SR-1 and then rezoned to PD-B if recommended and passed by the Planning Commission and the Village Board respectively. The property is divided into two parcels; a stipulation is that the 10 acre parcel with frontage along Ill 162 must be developed with a sales tax generating development. The 14.5 acre parcel in back will be used for the new Maryville Manor development.

K. Flaughner called for comments or questions from the public or members of the Planning Commission. There being no questions, the public hearing was closed at 7:07 p.m.

**Regular Meeting**

The regular meeting of the Maryville Planning Commission was called to order by Acting Chairperson Drobisch at 7:07 p.m. on April 27, 2009 in the Village Hall.

**Roll Call**

Members Present: D. Drobisch, S. Frey, D. Keene, T. Nemsky  
Members Absent: R. Covarrubias, M. Floyd, C. Vincent  
Additional Attendees: J. Dutton, K. Flaughner, R. Limberg, L. Ray

**Seaman Minor Subdivision Lot Area Variance**

D. Seaman was present to answer any questions from the members of the Planning Commission. The lot is located at the corner of Williams and Drost Streets. The request is to allow for a lesser lot depth and resultant square footage from 10,400 sq. ft. to 10,330 sq. ft. K. Flaughner noted that directly across the street is Westwood Village which has a greater density than that being shown here.

D. Keene made a motion to recommend to the Village Board the developers request for a depth and square footage variance on the Seaman Minor Subdivision. The motion was seconded by T. Nemsky. Roll Call: Drobisch-Aye; Frey-Aye; Keene-Aye; Nemsky-Aye. Motion carried, all ayes.

**Rezoning for LB Properties from A to PD-B & Final Development Plan for Maryville Manor**

D. Keene excused himself from the Planning Commission and proceeded to answer any questions from the Planning Commission on the proposed rezoning and Final Development Plan.

D. Drobisch made a motion to recommend to the Village Board the developers request for the rezoning of the LB Properties from A to PD-B. The motion was seconded by S. Frey. Roll Call: Drobisch-Aye; Frey-Aye; Keene-Present; Nemsky-Aye. Motion carried.

J. Dutton presented a review memo from Juneau Associates, Inc., P.C. dated April 24, 2009 for Job No. E-090706. Five comments were made for corrections, and changes to current Village ordinance.

1. Water and sanitary sewer main easements shall be provided for review and approval, then recorded.
2. EPA permits shall be obtained for water and sanitary sewer prior to construction.
3. The engineer has requested that only the conceptual landscape plan be approved at this time. A final landscape plan would be submitted by the developer for approval once a landscape contractor has been selected for the project.
4. The engineer has requested an exception to Village code for eliminating parking lot landscape islands, but the developer will plant the same quantity of trees.
5. The engineer should provide documentation that IDOT review and approval has been received.

T. Nemsy made a motion to recommend to the Village Board the final development plan for Maryville Manor contingent upon the developer completing the comments 1 through 5 above satisfactorily. Also contingent upon the developer completing the landscape requirements according to Village Ordinance. Also to recommend approval of the exception to Village code for the parking lot landscape islands. The motion was seconded by T. Nemsy. Roll Call: Drobisch-Aye; Frey-Aye; Keene-Present; Nemsy-Aye. Motion carried.

### **Approval of Minutes**

Acting Chairperson Drobisch called for a review of the minutes from the March 23, 2009 meeting. S. Frey stated that R. Keepes had some minor revisions to the section on the National Flood Insurance Program. The revisions were reviewed by the members of the Planning Commission. D. Keene made a motion to approve the minutes as revised. The motion was seconded by T. Nemsy. Motion carried all ayes..

### **Other Business**

There being no further business to discuss, T. Nemsy made a motion to adjourn the meeting at 7:38 p.m. The motion was seconded by D. Keene. The motion carried – all ayes.