

Maryville Planning Commission – April 26, 2004

Chairperson Covarrubias opened the meeting at 7:05 p.m.

Members present: L. Andrews, L. Benesh, R. Covarrubias, D. Drobisch, M. Floyd, S. Frey, and C. Vincent.

Members absent: None. Additionally present were K. Flaughner, L. Gullede, R. Schmidt, and T. Wobbe.

Chairperson Covarrubias requested a review of the minutes from the January 26, 2004 meeting. R. Covarrubias made a motion to accept the minutes as presented. The motion was seconded by C. Vincent. Roll Call: Benesh-yes; Covarrubias-aye; Floyd-aye; Frey-aye; Vincent-aye; Andrews-aye; Drobisch-aye. Motion passed.

Chairperson Covarrubias welcomed the new members of the Planning Commission, L. Andrews and D. Drobisch. They are replacing T. Cadagin and M. Langley.

Amendments to the Comprehensive Plan

Chairperson Covarrubias called for the only item on tonight's agenda, The Comprehensive Plan as amended. Chairperson Covarrubias requested that T. Wobbe, SIMAPC give a brief overview of the purpose of amending the plan, and the work that had recently been completed by the joint efforts of the Planning Commission and the Economic Development Committee.

A brief discussion ensued in which the current structure of the village zoning ordinances were questioned. K. Flaughner reported that the zoning ordinances as currently written allow for any lesser uses of the property as it is currently zoned. T. Wobbe said that this is commonly called a "pyramid" structure and has been in fairly common usage since the 1970's.

C. Vincent made a motion to recommend to the Village Board, the approval of the amended Comprehensive Plan. Motion was seconded by M. Floyd. Roll Call: Benesh-yes; Covarrubias-aye; Floyd-aye; Frey-aye; Vincent-aye; Andrews-aye; Drobisch-aye. Motion passed.

C. Vincent made a motion to recommend to the Village Board the elimination of the pyramid structure in the zoning ordinances via change or amendment, the intent being to make the current ordinances more restrictive to follow the amended comprehensive plan. Motion was seconded by L. Benesh. Roll Call: Benesh-yes; Covarrubias-aye; Floyd-aye; Frey-aye; Vincent-aye; Andrews-aye; Drobisch-aye. Motion passed.

Maryville Retail Center – Informative Presentation

Jim Shepard, President of Shepard Subway Enterprises and Michael Sapp, AIA, Environs were present to discuss and present a conceptual plan for a new retail center at Illinois Rte #159 and the entrance to the Maryville Professional Park. The center would have four (4) retail units in one (1) building of approximately 5,000 square feet. One retail unit would contain a Subway retail store. The proposed site plan showed ample parking and a building with brick exterior and a sloped, shingled roof. The members present were receptive and positive to the proposed site plan. The developer inquired and was advised as to the necessary next steps for review.

Other Business

K. Flaughner reported that a developer had suggested to him the use of a "formula" to use in meeting the requirements of the Village Greenspace Ordinance. His suggestion was that the

formula would require larger lot sizes, thus meeting the 10% or 20% subdivision greenspace requirements and preclude the creation of out lots within a development.

Discussion followed and the merits of the suggestion were argued. No motions were made, but the general consensus was that it would be possible to use a formula, resulting in larger individual lot sizes. A developer could make a request in the form of a variance. A careful review of the development in the context of best meeting the objectives of the greenspace ordinance and interests of the Village would need to be completed.

C. Vincent made a motion to adjourn the meeting at 8:30 p.m. Motion was seconded by D. Drobisch. The motion carried and the meeting was adjourned.