

Maryville Planning Commission – June 26, 2000

Public Hearing – Commercial Development Code

The first of two Public Hearings was held to receive comments from the general population regarding the proposed Commercial Development Code. Chairperson A. Kerkemeyer opened the meeting at 7:00 p.m. and called for any comments from the public. A sign-up sheet was passed among those in attendance. There being no comments from anyone present, Chairperson A. Kerkemeyer closed the meeting at 7:03 p.m.

Chairperson A. Kerkemeyer called the regular meeting of the Planning Commission to order at 7:04 p.m. Members present: L. Benesh, R. Covarrubias, K. Creek, P. Ducey, S. Frey, and A. Kerkemeyer. Additionally, R. Limberg, L. Gullledge and T. Klasner were present.

Chairperson Kerkemeyer requested a review of the minutes from the May 22nd meeting. L. Benesh made a motion to accept the minutes as presented. K. Creek seconded the motion. Motion passed, all ayes.

Final Plat – Fox Mill Estates, 3rd Addition

The developers, Bill and Nancy Thomas were present along with their engineer P. Netemeyer to request the commission's review of the Final Plat and a recommendation for approval to the Village Board.

It was noted that 3 flag lots were eliminated during a re-design of the final plat, however, lots #92, 93, and 94 are still flag lots with less than the minimum lot frontage requirement of 40 feet. All other comments made by Juneau Associates, Inc. P.C. in their letter dated June 20, 2000 have been addressed and corrected by the developers.

In a memo dated June 22, 2000 from Juneau Associates, concern was stated relative to the sidewalk grades. The platted grade of 10% is in excess of the maximum grade, (5%) allowed for handicapped accessibility per the Illinois Accessibility Code requirements. The developers and their engineer stated that it is structurally impracticable to comply with the code within the limited areas where this occurs in the development.

A motion was made by L. Benesh to recommend approval of the final plat to the Village Board contingent upon a satisfactory legal review of the requirements specified by the Illinois Accessibility Code relative to the final plat. Motion was seconded by K. Creek. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye.

Final Plat – Pinehurst Place, 1st Addition

John Dutton, Engineer for the developer, was present to answer any questions from the members of the Planning Commission. The members present completed a review of the final plat with the assistance of T. Klasner of Juneau Associates, Inc., P.C. Comments made by Juneau Associates, Inc. P.C. to the developer in a memo dated June 14, 2000 were addressed and corrected by the developer.

K. Creek made a motion to recommend approval of the Final Plat. P. Ducey seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye.

Preliminary Plat – Whispering Hills – 1st Addition

The developer, E. Kostyshock Sr. was present to answer any questions from the members of the Planning Commission and to request a review and recommendation on the preliminary plat as presented. Additionally, the developer requested a variance to allow lot #37 (4 acres) to be a flag lot having less than the required 40 foot frontage.

Kerkemeyer made a motion to recommend the approval of the variance as requested. The motion was seconded by P. Ducey. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye.

The members present completed a review of the preliminary plat with the assistance of T. Klasner of Juneau Associates, Inc., P.C.

Kerkemeyer made a motion to recommend approval of the preliminary plat as presented. L. Benesh seconded the motion. Roll Call: Benesh-aye; Covarrubias-aye; Creek-aye; Ducey-aye; Frey-aye; Kerkemeyer-aye.

Other Business

T. Klasner presented a memo from Juneau Associates, Inc. P.C. stating that the force main and lift station plan in the **Autumn Oaks Subdivision** met with their approval. However, before signing the sanitary sewer permit application, the developer's engineer needed to provide the Village with recorded easement documents for the force main and two sets of improvement plans showing same.

With no further business to discuss, A. Kerkemeyer made a motion to adjourn. K. Creek seconded the motion. The motion passed all ayes and the meeting was adjourned at 8:14 p.m.