

**Maryville Planning Commission**  
**February 27, 2012**  
**Public Hearing**

The scheduled public hearing of the Planning Commission was called to order by Chairperson R. Covarrubias at 7:13 p.m. to consider a request from KC Companies, LLC for rezoning from B-2 to MR-2 on 3.79 +/- acres of property located at 210 Division Street, Maryville, Illinois. Opening remarks by Chairperson Covarrubias were followed by a summary of the proposed zoning request, the property location and the current zoning of adjoining properties.

Chairperson Covarrubias requested that Mr. C. Geiler, owner/developer, proceed with his request for rezoning and present his plans for the development of the property to the Planning Commission and the members of the public present. Mr. Geiler stated that he planned the development of a multi-family residential facility on the site consisting of 28 upscale two-story town homes; 24 with garages. All town homes would be approximately 1,000 sq. ft. with two bedrooms, 1.5 bathrooms, laundry room, dining room, large kitchen with open bar, family room, and each unit having either a deck or a patio depending upon the finished grading. The average monthly rental was planned to be \$950 to \$1,000 per month.

Chairperson Covarrubias requested questions from the members of the Planning Commission, there being none, Chairperson Covarrubias requested comments/questions from members of the public who were present. There were 28 members of the public present, 15 of which requested to speak to the Planning Commission. Comments made by members of the public were both for and against the development.

Speaking for the development and the developer were those who owned adjoining property and did not want to continue looking at a broken down fence and weeds, they also felt that the development may bring an improvement to the road(s) in the area. Another individual lived in a town home previously developed by Mr. Geiler and attested to his satisfaction with the town home and the residential town home community development. Others were business associates of Mr. Geiler who attested to his being a quality developer who is very professional, knowledgeable, and dependable. Others attested to the need for this type of development to attract young people to the community and continue its growth.

Speaking against the development and the developer were those who also owned property in the immediate area who did not want additional apartments built near them fearing that lower income people would move into the area. One individual stated that there were too many apartments on the West side of 159 and that other communities were having trouble with apartments. Others speaking against the development feared the additional traffic that would be traveling on a road that is too narrow, not well maintained, needed stop signs, and was prone to speeding drivers. Others feared that the property was undesirable for this type of development with poor drainage and that the developer would eventually sell out and move on.

After hearing comments from the public, Chairperson Covarrubias gave Mr. Geiler time for any closing remarks. Mr. Geiler again reiterated the quality of his development, the fees that would be generated for the village (\$141k - water and sewer taps; \$10k - building fees; \$21k - park district fees) and additional tax revenue (\$7k annually for the village). He reiterated his belief that the development would be an asset to the village and that he would work with the village to help with the traffic situation.

The hearing was closed at 8:39 p.m.

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 8:39 p.m. on February 27, 2012 in the Village Hall.

***Roll Call:***

Members Present: R. Covarrubias, D. Drobisch, M. Floyd; S. Frey,  
T. Nemsky, C. Vincent

Members Absent: D. Keene

Additional Attendees: K. Flaughner; L. Garcia; L. Gullede; E. Kostyshock;  
R. Schmidt; C. Short

Chairperson Covarrubias requested a review of the minutes from the November 28, 2011 meeting. C. Vincent made a motion to recommend the approval of the minutes as presented. The motion was seconded by M. Floyd. Motion carried, all ayes.

**Recommendation on Rezoning Request of KC Companies, LLC**

Chairperson Covarrubias asked K. Flaughner if all required fees and applications had been received by the village. K. Flaughner responded that they had been received. K. Flaughner reminded the Planning Commission that the recommendation tonight was on the zoning of the property, not the proposed development. The developer would have to present a formal development plan, reviewed by the village engineer and approved by the Planning Commission and the Village Board prior to beginning development.

C. Vincent made a motion to recommend to the Village Board the approval of the request from KC Companies, LLC for the rezoning from B-2 to MR-2 on 3.79 +/- acres of property located at 210 Division Street, Maryville, Illinois. Roll Call: Covarrubias-Aye; Drobisch-Aye; Floyd-No; Frey-Aye; Nemsky-Aye, Vincent-Aye. Motion carried: 5 Ayes, 1 No.

**Other Business**

There being no further business to discuss, D. Drobisch made a motion to adjourn the meeting at 8:53 p.m. The motion was seconded by M. Floyd. The motion carried, all ayes.