

**Maryville Planning Commission**  
**December 1, 2014**

**Regular Meeting**

The regular meeting of the Maryville Planning Commission was called to order by Chairperson Covarrubias at 7:11 p.m. on December 1, 2014 in the Village Hall.

***Roll Call:***

**Members in Attendance:** R. Covarrubias, D. Drobisch, S. Frey, D. Keene, C. Vincent

**Members Absent:** M. Floyd, T. Nemsky

**Additional Attendees:** K. Flaughner, L. Gulledge, C. Juneau

Chairperson Covarrubias requested a review of the minutes from the August 25, 2014 meeting. C. Vincent made a motion to recommend the approval of the minutes as presented. The motion was seconded by D. Keene. Motion carried all ayes.

**Recommendation of Preliminary Development Plan / McDonalds**

Representatives K. Hosto (CMG, Inc.), P. Bennett, M. Gregg, & C. Fairbanks (Core States Group) were present for the developer, McDonald's USA, LLC to answer any questions from the members of the Planning Commission.

The proposed development is comprised of two lots located on the northwest corner at the intersection of Illinois Rte. #159 and #162. Lot #1 is 1.25 acres and Lot #2 is 0.63 acres. Per the developer's representatives, Lot #2 will be sold or leased at a later date. All of the surrounding property is currently zoned B-1 per the Village of Maryville's zoning map.

A plan review memo was received from Juneau Engineering & Land Surveying dated November 18, 2014 for Job No E140725. 11 comments were made and by copy of the memo are made a part of these minutes. The comments were reviewed by the Planning Commission and C. Juneau at the meeting. C. Juneau recommended the addition of comment #12 – An easement shall be required on the north property line for the full length of the lot going west. The developer's representatives stated that the requested changes would be made and incorporated into the plan.

C. Vincent made a motion to recommend approval of the Preliminary plan to the Village Board contingent upon the developer making the 12 recommended changes from Juneau Engineering and Land Surveying. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye, Drobisch-aye, Frey-aye, Keene-aye, Vincent-aye. Motion carried all ayes.

**Recommendation to the Board of Zoning Appeals / Special Use Permit for an MVOB – McDonald's**

A brief discussion followed and it was noted that the number of parking spaces will be 57, exceeding the required number of 33. R. Covarrubias asked the developers representatives if any variances would be requested. They stated that none would be requested.

D. Drobisch made a motion to recommend approval of the special use permit for an MVOB to the Board of Zoning Appeals for the McDonald's development. The motion was seconded by D. Keene. Roll Call: Covarrubias-aye, Drobisch-aye, Frey-aye, Keene-aye, Vincent-aye. Motion carried all ayes.

**Other Business**

Chairperson Covarrubias requested for comments from the public.

L. Gulledge said that he received a phone call from F. Lerch, a local developer, asking him to query the Planning Commission regarding a possible proposal to develop approximately 72 acres on Keebler Road. The property borders Stonebridge on the north side. The property is currently zoned SR-1. Mr. Lerch is

considering a development with approximately 17 homes, the minimum lot size being 3 acres, no sidewalks, no public sewers.

C. Juneau recommended that at a minimum, a pressure sewer system with a pump to the Village sewer system should be installed (grinder system).

The Planning Commission was receptive to the developer's idea, with the stipulation that, at a minimum, a pressure sewer system would need to be included in any development plan.

There being no further business to discuss, C. Vincent made a motion to adjourn the meeting at 7:58 p.m. The motion was seconded by D. Keene. The motion carried all ayes.