

Maryville Planning Commission  
April 28, 2025  
Minutes

Members Present: Ron Covarubias, Kevin Flaughner, Mark Floyd, Cheryl Keplar, Christi Vincent, Joey Watson (arrived later)

Members Absent: Ted Nemsky

Others present: Tanya Flannery, Craig Short, Wayne White, Dan Koziatek, the Patel Brothers.

The meeting was called to order at 7:04 p.m. Since Joey Watson was not present, Christi Vincent volunteered to take minutes.

The minutes for the March meeting were approved as presented.

The Preliminary Development Plan for the Bottle Shop to be located at 2619 N. Center St. was presented. Dan Koziatek spoke for the development. No major changes from the concept plan previously presented. The Coffee Shop, the gas canopy of the current business and the gas tanks will all be removed. This will be done in the first stage along with the new building. The current business building will then be demolished during the last stage. There will not be a need for a new drainage plan. The setbacks, green spaces meet current ordinances. A variance request to reduce parking for the development was approved at the last meeting pending the Zoning Board of Appeals approval. Shane Fulton stated that the Zoning Board of Appeals will be meeting on May 5<sup>th</sup>. The request was for 28 instead of 42 parking spaces.

The building will be similar to the one on Highway 157. There will be brick on the bottom section, everything will be at grade so there will be no need for ADA ramps. The entrance will also be protected by bollards. The building will be 70' x 75' with a beveled entrance. Sign location will remain at present location but the design may change. Shane Fulton stated that they will need IDOT approval for the sign but not the entrances since they are not changing.

Christi Vincent made the motion to recommend to the Village Board of Trustees the approval of the Preliminary Development plan for 2619 N. Center St. (The Bottle Shop) contingent upon the approval by the Zoning Board of Appeals of the parking variance. Mark Floyd seconded the motion. Roll call: Covarubias- aye, Flaughner- aye, Floyd- aye, Keplar -aye, Vincent-aye. Motion carried, all ayes.

Under public comments Shane Fulton expressed that it looked good that the Zoning Board of Appeals would approve the variance.

Joey Watson arrived at the meeting.

Ron Covarubias reminded everyone to submit their Economic Interest Statements to the County Clerk promptly.

Craig Short wanted to thank the Planning Commission for their service to the community and to let them know that everyone in City Hall noticed and appreciated their dedication to the Village of Maryville.

Ron Covarubias congratulated Wayne White on his recent election to Mayor of Maryville.

Mark Floyd made the motion to adjourn the meeting. Kevin Flaughner seconded the meeting. Motion passed all ayes.

Meeting adjourned at 7:24 p.m.

Respectfully submitted,  
Christi Vincent