

MARYVILLE PLANNING COMMISSION
July 27, 2020
Public Hearing

Request for rezoning the property(s) located at 105 W. Division Street, Maryville, Illinois from SR-2 and B-1 to PD-B for Glenwood Equities, LLC on behalf of Bibko, Hartmann and Kostyshock was called to order at 7:01 p.m. in the Village Hall by Chairperson Covarrubias.

Chairperson Covarrubias opened discussion requesting comments from the petitioner(s), there was no one present representing the petitioner(s).

Chairperson Covarrubias inquired as to whether all fees and required documents had been provided by the petitioner(s). K. Flaughner responded that they had.

M. Floyd inquired if the new plat had been filed as one lot. K. Flaughner responded that it had.

With no further comments from the members of the public or Planning Commission C. Vincent made a motion to close the Public Hearing at 7:03 p.m. The motion was seconded by M. Floyd, motion carried all ayes.

The meeting of the Maryville Planning Commission was called to order at 7:04 p.m. on July 27, 2020 by Chairperson Covarrubias.

Roll Call:

Members in Attendance: R. Covarrubias, M. Floyd, S. Frey, D. Keene, C. Vincent

Members Absent: T. Nemsky, G. Peck

Additional Attendees: K. Flaughner, R. Massa, W. White

Chairperson Covarrubias called for a review of the minutes from the June 29, 2020 meeting of the Planning Commission. C. Vincent made a motion to approve the minutes as presented. The motion was seconded by D. Keene. Motion carried, all yes.

Recommendation for Rezoning – Glenwood Equities

Request for rezoning the property(s) located at 105 W. Division Street, Maryville, Illinois from SR-2 and B-1 to PD-B for Glenwood Equities, LLC on behalf of Bibko, Hartmann and Kostyshock.

Chairperson Covarrubias remarked that the requested rezoning fits into the overall comprehensive plan for the Village.

C. Vincent made a motion to recommend to the Village Board the approval of the request for rezoning from SR-2 and B-1 to PD-B for Glenwood Equities, LLC on behalf of Bibko, Hartmann and Kostyshock. The motion was seconded by D. Keene. Roll Call: Covarrubias-yes, Floyd-yes, Frey-yes, Keene-yes, Vincent-yes. Motion carried, all yes.

Recommendation of the Preliminary Development Plan – Maryville Plaza - Dollar General

Chairperson Covarrubias asked if all fees had been paid and all required documents had been submitted for review of the Preliminary Development Plan. K. Flaughter responded yes.

No one was present representing the developer.

R. Covarrubias asked if all the requests from Juneau Associates, Inc., P.C had been responded to by the developer. R. Massa, Juneau Associates, Inc., P.C. responded that all comments had been addressed and corrected as indicated in the review memo dated July 24, 2020 from Juneau Associates, P.C. for Job No E200706.

General discussion followed by the members of the Planning Commission. The absence of a buffer zone between the South side (rear) of the proposed building and the adjoining residential property was noted as being unacceptable. The design of the exterior building materials and finishes were noted as being unacceptable.

C. Vincent made a motion to recommend to the Village Board that the Preliminary Development Plan for Maryville Plaza – Dollar General not be approved as presented. A 10 to 20 foot buffer zone between the South (rear) side of the building and the adjoining residential property is requested. Additionally, the design of the building exterior materials and finishes are unacceptable. The motion was seconded by D. Keene. Roll Call: Covarrubias-yes, Floyd-yes, Frey-yes, Keene-yes, Vincent-yes. Motion carried, all yes.

Recommendation of the Final Development Plan – Dr. Nigam Medical Office

Chairperson Covarrubias asked if all fees had been paid and all required documents submitted for review by the developer. K. Flaughter replied that they had.

J. Venvertloh, P.E., Project Manager for TWM was present to answer any questions from the Planning Commission regarding the final development plan.

R. Covarrubias asked if all the requests from Juneau Associates, Inc., P.C had been responded to by the developer. R. Massa, Juneau Associates, Inc., P.C. responded that all comments had been addressed and corrected by the developer as indicated in the review memo dated July 27, 2020 from Juneau Associates, P.C. for Job No E200707.

A motion was made by D. Keene and seconded by C. Vincent to recommend approval to the Village Board for the Final Development Plan – Dr. Nigam Medical Office. Roll Call: Covarrubias-yes, Floyd-yes, Frey-yes, Keene-yes, Vincent-yes. Motion carried, all yes.

There being no further agenda items, Chairperson Covarrubias called for any other business to come before the Planning Commission and/or public comments.

There being no further business to discuss, M. Floyd made a motion to adjourn the meeting at 7:50 p.m. The motion was seconded by C. Vincent. Motion carried, all yes.