

MINUTES OF THE PLAN COMMISSION
December 10, 2012

The regular meeting of the Plan Commission was called to order by Acting Chairman William Cotey at 7:22 p.m. at the Village Hall.

Members present: Acting Chairman William Cotey, Scott Adams, Dan Donahue, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: Chairman Mark Moore.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Linda Carlson, Project Engineer.

Commissioner Oakley moved, seconded by Commissioner Schultz, to approve the October 22, 2012, Plan Commission meeting minutes.

Motion carried 6 - 0.

Commissioner Schultz moved, seconded by Commissioner Oakley, to approve the November 12, 2012, Plan Commission meeting minutes, amended as follows:

Page 20, Communications and Discussions, the third paragraph should be removed and replaced with the following:

“Commissioner Donahue stated that consideration should be given as to how this might affect the Economic Disclosure Statement for Board Members serving as the Zoning Commission for only one day.”

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 12-21 Paragon Real Estate, LLC, Applicant
1600 S. Milwaukee Avenue**

Request is for a Final Plat of Subdivision for approximately 3.15 acres of land in a C-3 General Commercial District.

Mr. David Smith, Senior Planner, introduced the petitioner’s request for the Final Plat of Subdivision. Mr. Smith stated that the applicant had previously received approval from the Village Board for a Map Amendment in order to rezone approximately 3.15 acres of land from

Minutes of the December 10, 2012, Plan Commission Meeting
Page 2 of 3

C-4, Shopping Center Commercial District to C-3, General Commercial District; a Preliminary Plat of Subdivision in order to subdivide approximately 3.15 acres of land into two lots; a variation to reduce the minimum required Perimeter Landscaped Open Space; and sign variations for property located at 1600 S. Milwaukee Avenue which is at the southeast corner of Milwaukee Avenue and Artaius Parkway.

Mr. Smith stated that the petitioner now seeks approval for a Final Plat of Subdivision for the subject site in line with the previously approved Preliminary Plat of Subdivision in order to subdivide the 3.15 acres of land into two lots. Mr. Smith stated that the future land use includes a two building retail center at the southeast corner of Milwaukee Avenue and Artaius Parkway. Mr. Smith stated that the proposed facility includes a grocer at the north lot and a multi-tenant building is proposed on the south lot.

Ms. Christina Morrison, agent representing the petitioner, introduced the applicants and the civil engineer for the project. She stated that they will comply with the Staff review comments and requested approval for the proposed Final Plat of Subdivision.

Commissioner Oakley stated that it is a good project and supports the request.

Commissioner Adams stated that at the previous Plan Commission meeting for this development there was a spokesperson for the neighboring commercial property who expressed concern about drainage runoff onto their property. He asked the petitioner if they have properly addressed this concern. Mr. Jim Caneff, civil engineer for the petitioner, stated that they have designed the engineering for the proposed development in such a way so that the drainage will be substantially improved. He stated that the water will drain to the south which will avoid impacting the commercial neighbor to the east.

Commissioner Schultz asked the petitioner when construction will begin for the project. Mr. Greg Van Landingham, petitioner, stated that they hope to break ground in April of 2013.

Acting Chairman Cotey asked the petitioner what they would like for the Plan Commission to do tonight. Ms. Morrison stated that they would like for the Plan Commission to render their recommendation to the Village Board for their request for approval for the proposed Final Plat of Subdivision.

In the matter of PC 12-21, Commissioner Oakley moved, seconded by Commissioner Schultz, to recommend the Village Board of Trustees approve a Final Plat of Subdivision for approximately 3.15 acres of land in a C-3, General Commercial District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Cotey, Adams, Donahue, Oakley, Schultz, Semmelman
Nays: None
Absent: Moore

Minutes of the December 10, 2012, Plan Commission Meeting
Page 3 of 3

COMMUNICATIONS AND DISCUSSION:

Commissioner Oakley moved, seconded by Commissioner Donahue, to approve the 2013 Plan Commission meeting dates.

Motion carried 6 - 0.

Mr. John Spoden, Director of Community Development, stated that he is seeking approval from the Plan Commission to move all cases for the January Plan Commission second meeting agenda to the mid-month agenda except for Bridge Development.

Acting Chairman Cotey stated that he concurs with Mr. Spoden's Plan Commission agenda change request.

Commissioner Donahue stated that consideration should be given to continuing cases at the Plan Commission meetings where Staff and the Plan Commission have not been given appropriate review time.

Commissioner Adams stated that consideration could be given to inviting more petitioners to a pre-application meeting at the Plan Commission level.

Acting Chairman Cotey stated that he favors more pre-application meetings at the Plan Commission level.

Mr. Spoden stated that Staff can make a determination on a case by case basis with potential applicants as to whether it is appropriate for them to be heard by the Plan Commission as a pre-application meeting.

Commissioner Oakley moved, seconded by Commissioner Donahue, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:52 p.m.