

**MINUTES
PLAN COMMISSION
MARCH 18, 1998**

Members Present: Bryan Winter, Lyle Foster, Bill Smith, Krysti Kovarik, and Jim Sula

Members Absent: Carl Cepon and Don Rudny

Other Officials Present: Tracy Velkover, Village Planner; Jon Wildenberg, Director of Building and Zoning; and Barbara Swanson, Village Attorney

1. a. The meeting was called to order at 7:30 P.M.
- b. Mr. Winter moved, seconded by Mr. Sula, to appoint Bill Smith as Chairman Pro-Tem for the meeting.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Kovarik and Sula
Nays: None
Abstain: Smith
Motion Carried: 4-0-1

2. Mr. Winter moved, seconded by Mr. Foster, to approve the minutes of March 4, 1998 as presented.

Roll Call Vote:

Ayes: Winter, Smith, Foster and Sula
Nays: None
Abstain: Kovarik
Motion Carried: 4-0-1

3. **Public Hearing: Joseph J. Henderson & Sons**

The subject property consists of the north portion of 4262 Grand Avenue. The property is zoned C/B-2, Community Business District, and “contractors offices and accessory equipment yards not exceeding two (2) areas in total land area” are contemplated in this district as a special use. The petitioner is requesting approval of a special use permit to allow the expansion of a contractor’s accessory equipment yard to include a storage building and an office building.

Mr. Mike Henderson presented information on behalf of the petition. An exhibit was shown regarding surrounding uses in the area, which include: single-family to the north; commercial to the east and south; and the existing contractors yard to the west.

The petitioner proposed to lease the northern two buildings behind 4262 Grand Avenue. These include a metal building and a garage/office type structure, as well as pavement area around the buildings. Fencing will be arranged to separate the contractors yard from the other commercial uses. Stockade fencing on the residential property lines will remain. The petitioner stated that they would replace any fencing on the residential property if needed in the future. The metal building will be repainted to match other structures used in the yard. Conditions of the existing special use permit will be made applicable to the expansion area.

No public comments were received.

Mr. Winter moved, seconded by Mr. Sula, to forward a favorable recommendation to the Village Board on the special use permit petition of Joseph J. Henderson & Sons, subject to the following conditions:

1. That no exterior public address system be used on this site.
2. That should the existing fence to the north or east be damaged or removed, a new 6-8 foot high solid wood fence be installed by the petitioner.
3. That heavy equipment which is parked on the site for more than 45 days be moved inside a storage structure.
4. That the exterior color of the existing metal building on-site be painted to match the metal building on the property to the west.
5. That trucks which have to leave the site prior to 6:00 a.m. be loaded the night before prior to 9:00 p.m. and moved to the front half of the property to the west.
6. That all light fixtures (existing or new) be shielded so that the light source is not visible from adjacent residential property.
7. That the storage of heavy trucks, equipment and fluids be excluded from the northern most 30 feet and the eastern most 30 feet of the property.
8. That a new public hearing be required for the special use permit should the property be leased or sold to a party other than the petitioner.

Roll Call Vote:

Ayes: Winter, Foster, Kovarik, Sula and Smith

Nays: None

Motion Carried: 5-0

4. **Continued Public Hearing: Preservation Development Group**

The subject property is comprised of approximately 19 acres and is located at the northwest corner of Delany road and Ryan Road. The property is zoned I-3, Intensive Industrial, and the petitioner is requesting to rezone the property to R-5 PUD, Limited Multi-Family as a Planned Unit Development with Preliminary PUD Plat approval for 183 apartment units.

Mr. Jeff Pickus presented information on behalf of the petition request. The site plan has not changed from the previous public hearing, with the exception of the public park.

After further discussion, the Park District has agreed to accept a straight cash donation in lieu of land. The Park District will be looking for another site in the general area. If nothing is found, the Park District may wish to re-open discussion of creating a park within Osprey Lakes, and possibly amending the PUD.

Mr. Steve Grabowski, Metro Transportation Group, explained particulars of the traffic study. The proposed project should readily integrate into existing traffic conditions. The site will also be serviced by the traffic signal at the Delany/Ryan Road intersection.

No public comments were received.

Mr. Winter moved, seconded by Ms. Kovarik, to forward a favorable recommendation to the Village Board.

Roll Call Vote:

Ayes: Winter, Foster, Kovarik, Sula and Smith

Nays: None

Motion Carried: 5-0

5. Informal Discussion: First Midwest Bank

First Midwest Bank is seeking to annex approximately 4 acres located at the southwest corner of Hunt Club Road and Washington Street. The request is to zone the property to C/O-1, Restricted Office, to allow for the construction of a 3-story bank and office building.

The proposed office and bank building site plan was reviewed (copy attached to and made a part of these minutes).

There was a general feeling that an office use would be appropriate for the subject property. Overall, some concern was expressed as to the height of the building, as well as to the size and number of signs. A more definitive sign package should be submitted with a formal public hearing petition.

The meeting was adjourned at 8:35 p.m.

Submitted by,

Jon Wildenberg, Secretary
Plan Commission