



Planning Commission Meeting
February 11, 2015
6:15 Caucus
6:30 p.m. Meeting

Mayor Cegelka called the meeting to order at 6:15 p.m.

PRESENT: Mayor Cegelka, Jerald Hoover, Gregg Bowen, Council Representative Eric Johnson, Village Engineer Mike Henry, Building Official Rick Loconti, Law Department Mark Marong

Motion by Eric Johnson seconded by Mayor Cegelka to approve the minutes of the January 14, 2015 Planning Commission Meeting.

**Yeas—Cegelka, Bowen, Johnson, Hoover
Nays—None**

**4 yeas – 0 nays
Motion carried**

NEW BUSINESS:

RENEWAL OF 2-YEAR OPEN STORAGE/CONDITIONAL USE PERMIT AT 7700 BOND STREET, ASPHALT FABRICS AND SPECIALITIES:

Kevin Slivka, President of Asphalt Fabrics located at 7700 Bond Street was in attendance. Kevin stated there are no changes in what will be stored on the property. This is a renewal of the existing outside storage. Building Official Rick Loconti stated he would like to see better screening. Possibly add some plantings or landscaping to further screen all of the items that are not covered by the building from the street. There was discussion about possibly using fencing in the front of the property to soften the look.

Engineer Mike Henry stated the application addendum, and pictures of the street view and overall view of the property are in your packet. Mark Marong stated the Planning Commission has the authority under Village code to attach necessary terms and conditions including fencing and landscaping in order to approve this permit.

Motion by Eric Johnson seconded by Jerald Hoover to approve the renewal of the 2-year open storage/conditional use permit at 7700 Bond Street.

**Yeas—Cegelka, Bowen, Johnson, Hoover
Nays—None**

**4 yeas – 0 nays
Motion carried**

RENEWAL OF 2-YEAR OPEN STORAGE/CONDITIONAL USE PERMIT AT 7570 BOND STREET, HC NATIONWIDE, LLC:

Director of Sales Edward Hannon from HC Nationwide, LLC located at 7570 Bond Street was in attendance. This is a renewal of the existing outside storage. Edward stated there are no changes in what will be stored on the property as in the past. Building Official Rick Loconti stated he visited the site and questioned whether the storage trailers on the property are being rented out or are they strictly for the use of HC Nationwide and if this is a permanent situation or if there are plans to expand the building. Edward stated there are no plans to expand the building. Rick suggested moving the equipment that can be seen from the street at the far end of the drive either behind the building or behind the landscaping. If this cannot be done then he suggested condensing the storage so it cannot be seen from the street.

Engineer Mike Henry questioned if the fencing was a chain link fence all around or if part of it is slated. Edward stated it is a standard cyclone fence with barb wire and you can see right through it. Edward stated the equipment will be moved to the corner of the property tucked in behind the building out of sight as you look down the drive. Gregg Bowen suggested to put some additional plantings and to make the gate across the driveway slated to block the view down the drive.

Motion by Eric Johnson seconded by Mayor Cegelka to approve the renewal of the 2-year Open Storage/Conditional Use Permit at 7570 Bond Street with the following conditions; slating of the fencing on the south side of the property, slating of the entrance gate and moving the equipment behind the building.

**Yeas—Cegelka, Bowen, Johnson, Hoover
Nays—None**

**4 yeas – 0 nays
Motion carried**

OCCUPANCY COMPLIANCE FOR FARMERS INSURANCE AT 29725 PETTIBONE ROAD:

Owner/agent of Farmers Insurance, Carmen Sears, was in attendance this evening. Carmen stated she has owned her insurance agency for 6 years. She has 4 employees, two full-time and two part-time. The agency was ranked number 27 out of 15,000 in the country in 2014. Jerry Eisen, owner of the building was also in attendance. Jerry stated he had the following work done to the building; the furnace has been worked on, the basement was cleaned out with tuck pointing and patching done on the eroding stone, and the emergency lights were all replaced. Carmen stated she would like to have the same signage as the Glenwillow Grille has, a painted look. Mayor Cegelka suggested Carmen submit renderings of what she would like the signage to look like to the Building Department.

Building Official Rick Loconti stated the Building Department has no objections to the type of occupancy Carmen is applying for. He stated a final inspection will have to take place before she can move in and any signage will have to meet the current Village Ordinance.

Motion by Eric Johnson seconded by Jerald Hoover to approve the Occupancy Compliance at 29725 Pettibone Road predicated on the Fire Department and Building Department inspections.

**Yeas—Cegelka, Bowen, Johnson, Hoover
Nays—None**

**4 yeas – 0 nays
Motion carried**

Mayor Cegelka reported to the committee that at the next Council Meeting he will be appointing Anthony DeCarlo to the Planning Commission.

Jerald Hoover requested an update on 7650 Bond Street. Rick stated Mr. Cultrona was advised by the Law Department and the Building Department that any fence he proposes to put up would have to require a variance by the ARB and Planning Commission to be approved. A wall, by definition by the Law Department, is a more solid structure than a board on board fencing, therefore to pass any type of fencing he would have to get a variance. Mr. Cultrona was told to submit exactly what he wants to install. The Mayor asked what the time line is for this to take place. Rick stated there was no timeline given. Mr. Cultrona was told no permits will be given for his outside structure or any other improvements until he fulfills this requirement which was required two years ago. If compliance is not done, then further actions will be taken. The Mayor requested that the Building Department give Mr. Cultrona a timeline for compliance and requested for date of May 1, 2015 for actions by Mr. Cultrona to be taken. Eric Johnson recommended that Mr. Cultrona needs to submit a plan for the March 11, 2015 meeting in order for him to comply with the fence issue by May 1, 2015. Rick Loconti agreed to contact Mr. Cultrona and speak to him regarding submittal of plans for a fence.

There being no further business to come before the Planning Commission, motion by Eric Johnson seconded by Jerald Hoover to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:59 p.m.



Planning Commission



Clerk of Council-Lori A. Pepera