Village of Glenwillow

Honoring the Past - Welcoming the Future

Planning Commission Meeting
August 12, 2015
6:15 Caucus
6:30 p.m. Meeting

Gregg Bowen called the meeting to order at 6:15 p.m.

PRESENT: Gregg Bowen, Mayor Cegelka, Eric Johnson, Anthony DeCarlo, Jerald Hoover,
Engineer Mike Henry, Law Department Mark Marong

> **Motion by Eric Johnson seconded by Mayor Cegelka to approve the minutes of the
> July 8, 2015 Planning Commission Meeting.**
>
> Yeas— Cegelka, Bowen, DeCarlo, Hoover, Johnson
> Nays—None
>
> 5 yeas – 0 nays
> Motion carried

OLD BUSINESS:

APPROVAL OF LANDSCAPE PLAN FOR PROPOSED BUILDING "B" 30500 DIAMOND PARKWAY:

> **Motion by Eric Johnson seconded by Tony DeCarlo to table approval of Landscape
> Plan for proposed building "B" 30500 Diamond Parkway.**
>
> Yeas— Cegelka, Bowen, DeCarlo, Hoover, Johnson
> Nays—None
>
> 5 yeas – 0 nays
> Motion carried

Engineer Mike Henry went over some questions that were asked of him;
Was there a condition or probationary period for the open storage approval at 7650 Bond Street?

Mike stated the way the motion was passed was; one month was given to get the open storage items in place. Mike and Rick Loconti both visited the property and found that the items were addressed. On the southern border of the property there were evergreen trees on the property line of the adjacent property owner, therefore it did not make sense to have landscaping against landscaping.

Regarding the side yard setbacks; Mike stated there is no parking permitted within 10 foot of the property line of the side yards adjacent to another industrial parcel. If this is a modification or violation, it was noticed that a majority of the properties on Bond Street were in violation. Out of the 13 businesses that are located there, 10 to 11 were in violation of the side yard setback issue. This would have to be addressed either through zoning or the Legal Department. Mark Marong stated this will be addressed. CT Consultants is updating our codes and this is one of the items being discussed with them.

Mike stated there is a fuel tank located on the property at 7650 Bond Street. It is portable and does have its own containment system. It is not outside the realm of the permitted use for this property. The biggest issue is to contact the Fire Department and notify them that there is a portable fuel tank on site so they may be aware of it. Mark Marong noted that what is in our minutes and what is in our motions are enforceable upon a property owner. At the May 13th meeting, approval of Conditional Use/Outside Storage at 7650 Bond Street, the motion stated "and trees to be planted on the south border". Based on the review and investigation by the Building Department and Engineering, Mike Henry stated he would like to have the motion made at the May 13th meeting modified to eliminate trees to be planted on the southern border based on the existing conditions. Mark Marong requested to have a motion made to remove the following language "and trees to be planted on the south border" from the May 13th minutes.

> **Motion by Eric Johnson seconded by Mayor Cegelka to remove the following language from the motion made at the May 13, 2015 Planning Commission Meeting regarding the renewal of the 2 year open storage /conditional use permit for 7650 Bond Street; "and trees to be planted on the south border".**

> **Yeas— Cegelka, Bowen, DeCarlo, Johnson**
> **Nays—None**

> **4 yeas – 0 nays**
> **1 abstain**
> **Motion carried**

NEW BUSINESS:

RENEWAL OF OPEN STORAGE/CONDITIONAL USE PERMIT AT 30311 EMERALD VALLEY PARKWAY, SUITE 200, CUSTOM PRODUCTS CORPORATION:

Vice President Tim Stepanek was in attendance. Tim stated the last couple of years they have been storing recycled corrugated cardboard and recycled skids in a recessed area of the property near the shipping docks and there will be no change in what or where storage of these item will be.

> **Motion by Eric Johnson seconded by Anthony DeCarlo for approval of the renewal of open storage/conditional use permit at 30311 emerald valley parkway, suite 200, custom products corporation.**

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

> **5 yeas – 0 nays**
> **Motion carried**

AMENDMENT TO THE DIAMOND BUSINESS PARK DEVELOPMENT AGREEMENT:

Economic Development Director Peggy Spraggins was in attendance to discuss the amendment to the Diamond Business Park Development Agreement. Peggy explained that the Village received a grant to install Fiber Optics within the Diamond Park subdivision. The request is being made since the Village is holding an amount of $32,500.00 since the approval of the subdivision. The Village would like to refund $28,762.65 to the developers. The refunded money will be used to enhance the property being used in the Village's Fiber Optic project. The remaining amount of funds will be kept by the Village for the original purpose of paying for trees in the right of way. The developers will still be required to install trees in the Business Park as parcels are developed as part of the landscape plan.

Mayor Cegelka stated trees will still be required on the tree lawn of Victory Parkway and Diamond Parkway as necessary per the landscape Architect of each individual project that gets done.

Motion by Jerald Hoover seconded by Mayor Cegelka to release $28,762.65 of the tree deposit back to Broad Oak Development for the purpose of the Fiber Optic Project. The developer will still be required to plant trees on the tree lawns of Victory Parkway and Diamond Parkway as necessary per the landscape Architect of each individual project that gets done.

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

5 yeas – 0 nays
Motion carried

Laurie Hoover questioned if landscaping is required to be done at 7640 Bond Street even though the front of the lot has a mound with trees planted on it. Mayor Cegelka stated he will have the Law Department look back at the minutes to see what was required.

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

The meeting was adjourned at 6:35 p.m.

_____
Planning Commission

_____
Clerk of Council-Lori A. Pepera