

Chairman John Brewer chaired the meeting and called the Planning and Zoning Commission meeting to order at 6:00 p.m.

Roll: 7 Present (Brewer, Schock, Muscat, Steneck, Apke, Berstein and Meyer). 2 Absent (Scarpelli and Holliman). Also present were Village Engineer Joe Heinz, Village Administrator Bob Skurla, Deputy Village Administrator/Village Clerk Heather Maieritsch and Deputy Village Clerk/Administrative Asst. Katherine Holt.

APPROVAL OF MINUTES: None

PUBLIC COMMENT: None

Commissioner Scarpelli arrived to the meeting at 6:05 p.m.

NEW BUSINESS:

1. Site Plan: Lot 4 – Terra Business Park (Palumbo)

Jim Dougherty, Engineer for Palumbo, presented the site plan for Lot 4 of the Terra Business Park. He said the proposed building is 118,700 square feet and is envisioned for two tenants but could function for four. The back of the building is designed for truck service. It will have nine drive-thru truck bays across the north side and also the south side of the building. He is proposing parking in accordance with the Village code, however, they are requesting that some of the parking be land banked. This would result in two separate areas with 18 parking spaces each that would only be added if needed. There will be a total of 144 parking spaces, of which 102 spaces would be constructed now, 36 spaces would be land banked and 6 would be designated for handicapped parking. A portion of this lot sits on Lot 3. Mr. Dougherty said that Village Engineer Joe Heinz confirmed that the Village zoning code will not require a variation for building on the lot line in this business district. The plan would allow access to truck parking in the rear of the building to the east. He said they have an option to create a 66 foot right-of-way at the north property line that could extend to Rock Road and could eventually join Christina Drive. Joe Palumbo, property site owner, said he currently has three perspective tenants for the proposed building with one wanting to occupy by February 2015. He mentioned that the design of the building will be similar to the current buildings on site.

Motion to approve the Site Plan for Lot 4 of the Terra Business Park subject to a drainage review by Heinz Engineering by Scarpelli/Steneck.

8 Ayes (Brewer, Scarpelli, Meyer, Schock, Steneck, Apke, Berstein and Muscat). 1 Absent (Holliman)

HISTORIC COMMISSION: None

Motion to close the Planning and Zoning Meeting at 6:15pm by Meyer/Bernstein.

8 Ayes (Brewer, Scarpelli, Meyer, Schock, Steneck, Apke, Berstein and Muscat). 1 Absent (Holliman)