

Planning Commission Approved Minutes

March 25, 2008 Meeting

The meeting was called to order by Chairman R. Spurrell at 7:00 pm, open meeting law requirements were acknowledge as being met. Roll call: S. Deegan, R. Couch, A. Salmela, L. Wilkinson, T. Thuemling and R. Spurrell were all present, J. Lisecki was excused. Minutes from February 26, 2008 were motioned for approval as presented by S. Deegan and seconded by L. Wilkinson. All voted in favor with R. Spurrell abstaining due to being absent at the meeting, motion carried 5-0-1.

A CSM for re-division of lots 2 and 3 in the Village Industrial Park was reviewed. During discussions it was noted that one of the lot sizes did not meet the minimal square footage requirements. Roy Gregg discussed different options with a closing statement that he will have the CSM revised to meet all requirements. R. Spurrell motioned to deny the CSM due to the all lots not meeting the minimal square footage, motion seconded by T. Thuemling. Motion carried all in favor.

Mark Marzion presented a holding tank agreement for 101/103/105 E. Main St. to the Planning Commission. During discussions it was noted that the holding tank would still need approval at the county level as well as there would probably be a need for a grease trap depending on potential businesses at that location (i.e. meat market up for discussion later on the agenda). L. Wilkinson motioned to recommend to the Village Board for approval, seconded by S. Deegan. Motion carried all in favor.

For discussion of the meat market/deli/catering business at 101 E. Main St the Planning Commission was looking for a representative to talk to about the type of business, how it fits in with possibilities of a grocery store and a business plan submittal for review. L. Wilkinson motioned to table the item, seconded by T. Thuemling. Motion carried all in favor.

Chairman R. Spurrell updated everyone on the senior apartments. It was stated that Bielinski should have plans at the next planning meeting with a layout that would be cost effective to build while trying to maintain a goal of affordable rent. The plans would include ideas such as: access only from Markham road, the apartments being two separate buildings and the buildings would only be two stories. Chairman R. Spurrell also noted that the Village Board will be addressing the issue of impact fees and Bielinski's request for a waiver of the fees.

Due to Mr. Ferraro being present L. Wilkinson motioned to "untable" the discussion/consideration of the meat market/deli/catering business at 101 E. Main St, T. Thuemling seconded. Motion carried all in favor. During discussion Mr. Ferraro presented a business plan and summarized the business proposal, that being of a 'high end' meat counter with a deli bar and a catering business for events off property. Discussion followed about his current business and desire to relocate, the potential of a grocery store (looking at a high end meat counter), competition of businesses and the

loyalty of customers. L. Wilkinson motioned to recommend to the Village Board for approval, seconded by A. Salmela. Motioned carried 5 to 1 with R. Couch being opposed.

There being no further business L. Wilkinson motioned for adjournment, S. Deegan seconded. Motion carried with all in favor. R. Spurrell adjourned the meeting at 8:00 pm

Submitted by: Richard Spurrell.