

PLANNING BOARD
JULY 22, 2008
7:00 PM

The regular meeting of the Planning Board was called to order by Chairman Doug Jenco on Tuesday, July 22, 2008 at 7:00 PM. Three (3) board members absent, Stella Weifus, Greg Hickey and Wes Winkler.

Also present: Ed Graham, Rodney Tonelli, Bill Bolker, Elaine Pochiro, Kim Smith, Jerry Buchenau, Mr. Passas, Chris Kalischefski, Lyman Tieman and other representatives of Corporate Design.

Pledge to the Flag was given.

PRESENTATION OF MINUTES

The minutes of April 22, 2008 were presented. A motion by Floyd Garrett to approve minutes as presented. Seconded by Leonard Pulaski. All voted in favor of motion. Motion carried.

CONCEPT PLAN – GAS CITY

Chris Kalischefski a representative from Corporate Design and Development presented the concept plan for gas city. Will be on Lot 12 and 13, the northeast corner of intersection. Several elements, family pantry, inline auto canopy (10 cars at a time), two (2) bay car wash, behind building two (2) lane diesel canopy, potential parking for trucks. We are a petroleum type facility.

Working with IDOT on access, regarding right in and right out access on IL Route 53, main flow of traffic southwest to northeast. Need a letter of support from the Village.

Will have a T-shape turn of canopy to provide shade on building. Will have concrete stamped pattern, landscaping will be two sided.

Style of building will be Colonial Georgian, face brick on outside of building. Drive through site will face Mississippi.

Met set backs, far exceeded building set back. Will have forty-eight (48) parking spaces, sixty (60) spaces without canopy.

Leonard Pulaski – parking lot on northeast side, will that house truck, will they be idling or parking?

Chris – will be idling, no overnight parking. Will be landscaped and bermed.

Hours of operation have not been determined, will be a seven day operation.

Floyd Garrett – will the signs be according to our ordinance?

Chris – ordinance says one sign only, we would like to have two smaller signs, will need a variance.

Doug Jenco – will there be a monument sign?

Signs will lite up on building not in the window.

Will be spots for parking of trucks.

Doug Jenco – who will police the parking?

Chris – will have to check that out.

Rodney Tonelli – zoned C-2, will need a special use, variance for signs. Very good archectural design. Two key issues, landscaping and screening. Steve Larson from Baxter Woodman will have to review access issues. Will be working through details. Least impact on residential

OTHER BUSINESS

None

A motion by Leonard Pulaski to adjourn meeting. Seconded by Jim Bosonetta. All voted in favor of motion. Motion carried.

Pat Buchenau
Secretary

