1. Call to Order

2. Pledge of Allegiance
Karen Ciarlette led the Pledge of Allegiance.

3. Roll Call
Gray, Pershey, Madding, Sullivan & Chairman Ciarlette. Commissioners McCollom & Simon absent.

Others present - Mike Petrick, Director of Community Development; Karen James, Planner; Thomas Durkin, Village Administrator

4. Approval of Minutes
Approval of the minutes was moved to after Item 6 for discussion of corrections.

5. Recommendation – Site Plan Amendment: Utility Concrete Expansion, 2495 Bungalow Road; to allow for the construction of a 55,100 square foot building addition, 56-space expansion of the asphalt parking lot, expansion of the west gravel storage area and enlarging of the southern stormwater management area
Karen James presented the staff report.

Jason Wiesbrock with Spaceco Engineering was in attendance for questions from the commission and public.

Mr. Wiesbrock stated the project would create 60 new jobs. Chairman Ciarelette asked what type of work will be performed there. Mr. Wiesbrock explained they are a concrete manufacturing plant and make structures like the type used on I-55. The work would be the same, just more of it.

Resident Karen Smith voiced her concern about the drainage and future drainage problems this project may cause. Mr. Wiesbrock explained the drainage has been designed to go to the retention pond. Ms. Smith had additional questions as she is very concerned the asphalt parking lot will interfere with the drainage. She inquired about how to design the additional drainage so as not to impact the adjacent roads and flooding.

The retention pond is sized accordingly to handle the drainage as explained to Ms. Smith by Mr. Wiesbrock and Chairman Ciarlette

Motion by Commissioner Gray to recommend to the Village Board approval of the Site Plan Amendment for the Utility Concrete Expansion. Seconded by Commissioner Sullivan. All Ayes Motion Carried.

A motion by Commissioner Madding to recommend for approval the Official Zoning Map for 2019. Seconded by Commissioner Pershey. All Ayes, Motion Carried.

4. Approval of Minutes
James presented the staff report. No discussion by the Commission.
Motion to approve the minutes of the July 8, 2019 Planning & Zoning Commission with staff corrections made by Commissioner Gray. Seconded by Commissioner Sullivan. All Ayes, Motion Carried.

7. Public Comment
   None

8. Other Business
   Mike Petrick provided updates regarding on-going projects. The Comprehensive Plan review with some changes may be available at the September meeting. The public hearing would be held soon. Love’s and Casey’s are is still going through engineering review. Lone Star is working on detailed plans and meeting with staff tomorrow. Speedway is now under construction. Dove Drive’s construction work is expected to be completed by late October.

Adjournment.
Motion to adjourn made by Commissioner Madding. Seconded by Commissioner Sullivan. All Ayes, Motion Carried.
6:33 PM