

Mr. Kolev noted that the previous plat submitted was completed by Al Schmitt, while the current plat was completed by Vanderstappen. There were two tables shown on the previous plat that need to be added to the current one. This contains information about impervious area each plat is allotted. The Scheys noted that they will have Vanderstappen add that information and return the updated plat to zoning.

Health Department - Kristin Chapman

Ms. Chapman stated that a note needs to be added to the final plat indicating that the designated and future septic system replacement areas need to be free from encroachments.

Mover: Renee Hanlon

Second: Stoyan Kolev

Motion to approve final plat for Schey's Subdivision with administrative corrections for Stormwater Division and Department of Health.

Approved by Voice

4. SITE PLAN REVIEW

4.1 Z25-0028 B-3 to B-3C, GLG Solutions Inc, Coral Twp

Dumitru Sandu, Elizabeth Pfiffner and Jim Condon were present.

Building Division - Steve Gardner

Mr. Gardner reviewed his comments. He noted that the current codes will need to be followed when applying for building permit. No other comments.

Planning Division - Renee Hanlon

Ms. Hanlon reviewed her comments. She noted that the current legal doesn't include E1 or if it does, it will need to be included in the petition and the legal will need to be accurate. Ms. Pfiffner indicated that the surveyor has indicated that E-1 is not within the plat of survey. The entire storage yard area will need to be fenced with a 6' screen fence, the petition can be amended to add the variation request. Before the public hearing, a landscape plan will be needed. Signage and lighting details are also required prior to the public hearing - these can be included on the landscape plan or provided separately.

Environmental Health- Kristin Chapman

Ms. Chapman reviewed her comments. Applicant confirmed they will not be washing any vehicles onsite but will be repairing onsite for which they will have a special waste holding tank.

Ms. Chapman noted that a deed restriction or easement may be required if the septic system or well are installed on a parcel separate from the building being served.

She noted that should the number of personnel change, registration with the IEPA may be required due to population control.

The applicant confirmed only the office employees will use the showers, not the truckers. No accommodations will be provided for the truckers.

Water Resources - Stoyan Kolev

Mr. Kolev reviewed his comments.

Mr. Kolev stated staff may ask for a drain tile survey due to tiles in the area.

He also advised the applicant provide a buffer off of the parking area. Applicant confirmed there is a five foot flat grassy area with a four foot slope.

Division of Transportation - Keith McGraw

Mr. McGraw noted that this road is controlled by IDOT and briefly reviewed some items which IDOT may require. The applicant stated that they submitted layout plan and preliminary geometry to IDOT for right hand turn lane.

Coral Township - Bob Wagner

Mr. Wagner stated last time a lane was proposed for a subdivision there, IDOT would not allow access and all access was proposed for Church Rd.

The applicant stated they've been in contact with IDOT and are confident IDOT will accept the proposal.

Mr. Wallen reiterated that the only revisions needed are landscape plan, signage and lighting plans will need to be updated prior to hearing date.

Mover: Renee Hanlon

Second: Stoyan Kolev

Motion to approve site plan with administrative changes as noted prior to the hearing date.

Approved by Voice