

**Village of Greendale  
Plan Commission Meeting  
February 11, 2015**

President Hermes called the Plan Commission meeting to order at 6:03p.m. in the Board Room of Village Hall.

**ROLL CALL**

Present: Satula, Chadwick, Davis, Kosarzycki, President Hermes  
Absent: Schroedl, Kerwin  
Also Present: Sarah Jankowski, Assistant Village Manager  
Karyn A. Birmingham

**MINUTES**

Commissioner Satula moved, seconded by Commissioner Davis to approve the Plan Commission meeting minutes of November 12, 2014, since all Commissioners received a copy of the minutes prior to the meeting.

Ayes: Satula, Chadwick, Davis, Kosarzycki, President Hermes  
Nays: None  
Motion to Approve: Carried

**REFERRALS FROM THE VILLAGE BOARD**

- A. PC 15-01 Consider a Special Use request by the Village of Greendale for a Proposed One(1) Lot Certified Survey Map (7 sheets Prepared by John P. Casucci, RLS, R.A. Smith National, Inc., 11/10/14) Dividing Lands in the Northeast Corner of the intersection of Tower Road and Euston Street: 7100 Euston Street, Located in the R-5 General Residence District (#15-03)**

Commissioner Satula gave a brief overview of the proposal and stated that the Certified Survey Map (CSM) essentially creates a single parcel for the new water tower site by connecting the Village's portion of the property with that of the newly acquired private lands. He further noted that the comments in the Plan Consultant's report have been addressed on a newly revised original of the CSM.

***Commissioner Satula moved, seconded by Commissioner Chadwick to recommend approval of PC 15-01 Special Use request by the Village of Greendale for a proposed 1 lot Certified Survey Map, prepared by John P. Casucci from R.A. Smith, dividing the lands in the Northeast corner of the intersection of Tower Rd. and Euston St. (7100 Euston St.), located in the R-5 general residence district as submitted and subject to conditions of Plan Consultants report dated January 29, 2015.***

Ayes: Satula, Chadwick, Davis, Kosarzycki, President Hermes  
Nays: None  
Motion to Approve: Carried

Commissioner Chadwick pointed out that some residents have requested additional landscape screening on the site.

**B. PC 15-02 Consider a Special Use Permit in the B-4 General Business District and R-4 Single-family Detached and Semi-Detached Residence District to Operate a Non-motorized Local Passenger transportation Operation for Village Sightseeing. (#15-04)**

Commissioner Satula briefly explained the proposal and stated that a pedal cab business previously operated for a number years in the Village starting back in 2002. He also stated that, for this proposal, only one (1) pedal cab would be utilized, it would be operating on the public streets on a dedicated route described on the map in the submittal package, tours would be offered 7 days week by reservation and the hours would be 9:00am until dusk. The pedal cab would be stored in the garage at Ms. Birmingham's residence. He further stated that, to his knowledge, there were no problems caused by the business in previous years. Commissioner Satula pointed out that, since the business is not operating out of a building, this type of Special Use is allowed in the B-4 zoning district without the need for a Public Hearing.

**Commissioner Satula moved, seconded by Commissioner Chadwick to recommend to Village Board to approve PC 15-02 Special Use Permit in the B-4 General Business District and R-4 Single-family Detached Residence District to operate a non-motorized local passenger transportation operation for sightseeing in the Village, as submitted, and subject conditions in Plan Consultants report dated January 29, 2015.**

Commissioner Chadwick questioned the applicant regarding vending of refreshments, hours of operation, sanitary facilities, private property owner approval of the pick-up/drop-off location and review by the Police Chief, all which were answered by the applicant and Commissioner Satula.

Ayes: Satula, Chadwick, Davis, Kosarzycki, President Hermes

Nays: None

Motion to Approve: Carried

**ADJOURNMENT**

Commissioner Davis moved, seconded by Commissioner Satula to adjourn.

Ayes: Satula, Chadwick, Davis, Kosarzycki, President Hermes

Nays: None

Motion to Adjourn: Carried

The Plan Commission meeting adjourned at 6:20 p.m.

Respectively submitted,

Beth Hanel

Clerk