

**Village of Greendale  
Plan Commission Meeting  
January 09, 2013**

President Hermes called the Plan Commission meeting to order at 7:00 p.m. in the Board Room of Village Hall.

**ROLL CALL**

Present: Satula, Chadwick, Meyer, Kerwin, Kosarzycki, President Hermes  
Absent: Schroedl  
Also Present: Todd Michaels, Village Manager  
John Fuchs, Fuchs & Boyle, C.C.  
Justin Johnson, McClure Engineering  
Pat Meehan, Planning Consultant  
Sara Bruckman  
3 visitors

**MINUTES**

Commissioner Chadwick moved, seconded by Commission Meyer, to approve the Plan Commission meeting minutes of October 10, 2012 as received in the mail.

Ayes: Satula, Chadwick, Meyer, Kerwin, Kosarzycki, Hermes

Nays: None

Motion to Approve: Carried

**REFERRALS FROM THE VILLAGE BOARD**

**A. PC 13-01 Special Use Application to construct a U.S. Cellular Retail Store in front of the Walmart Market and Pharmacy at 5351 South 76th Street. (#12-24)**

Planning Consultant Meehan summarized his report PC 13-01 dated December 24, 2012, which is attached to these minutes.

Discussion: Commissioner Satula clarified the term "Quick Brick" is the name of the brick being used to construct the building and that it is a full masonry unit and that a full size natural stone veneer will product will be used too. He indicated that, with our type of weather conditions, both products will hold up much better through the life of the building. Consultant Meehan suggested they submit a wall section for approval. Gatlin Development agreed to work with staff on the recommendations for the landscaping and parking stall size. Commissioner Satula clarified the lights in parking lot would match those to be installed on the site of Chick Fil A. Commissioner Kerwin commented on the use of EIFS on the upper portion of the building's exterior. Manager Michaels indicated that the use of EIFS on the proposed US cellular building is consistent with past approvals. Mr. Fuchs indicated that all Village conditions will be incorporated into the plans. With regard to a question on hours of operation, Mr. Fuchs indicated that the

store hours would be 9am-9pm Monday thru Friday, 9am-8pm Saturday & 11am-6pm on Sunday

**Commissioner Satula moved to recommend to the Village Board to approve PC 13-01 a Special Use Application to construct a U.S. Cellular Retail Store in front of the Wal-Mart Market and Pharmacy at 5351 South 76<sup>th</sup> Street as submitted, subject to including the conditions in the Plan Consultants report dated December 24, 2012, but omitting items 3 (financial plan) and 23 (insurance provision), and to include conditions on the Village Engineers report dated January 3, 2013, and to clarify that the brick and stone veneer is full sized stone and the applicant submit a wall section to the Building Inspector for approval. Commissioner Kerwin second.**

Ayes: Satula, Chadwick, Meyer, Kerwin, Kosarzycki, Hermes

Nays:

Motion to Approve: Carried

### **ADJOURNMENT**

Commissioner Satula moved, seconded by Commissioner Kosarzycki, to adjourn.

Ayes: Satula, Chadwick, Meyer, Kerwin, Kosarzycki, Hermes

Nays: None

Motion to Adjourn: Carried

The Plan Commission meeting adjourned at 7:20 p.m.

Respectively submitted, Sara Bruckman, Recording Secretary