

Town of Griffith
Plan Commission
February 21, 2022

The Plan Commission meeting was called to order at 7:05p.m. by Chairman; Larry Ballah with members present; Rob Bubala, Dave Maglish, Rick Ryfa, and Larry Stassin. Also present was Attorney Bob Schwerd, Plan Commission Engineer; Sean Mikos, and Building Commissioner; Steve McDermott. Absent was member Jim Marker.

Minutes from the January 17, 2021 meeting were approved as written.

OLD BUSINESS

Item #1 Indi Homes 200 LLC; 1001 E 40th Pl., Public Hearing to rezone the property from R2 to R3 to build townhomes.

The petitioner was not present. *Mr. Stassin made a motion* to continue Indi Homes 200 LLC; 1001 E 40th Pl., to the February meeting, *seconded by Mr. Bubala. All favored, motion carried.*

Item #2 The Party Ave; 1915 W Glen Park Ave., Change of Use to operate a venue/banquet/event coordination center.

The petitioner was not present. *Mr. Bubala made a motion* to continue The Party Ave; 1915 W Glen Park Ave., to the February meeting, *seconded by Mr. Maglish. All favored, motion carried.*

Item #3 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Preliminary Site Plan Review.

Mr. Chris Kovich appeared before the board. Mr. Kovich stated they are planning for 53 lots that due to the soil conditions will not have basements. Mr. Kovich stated they will connect to the storm sewer and sanitary at the end of Turnberry Road and Glasgow, the water will be looped north through Glasgow and west to Turnberry Road to the south. Mr. Ryfa asked if they have completed any engineering for the water. Mr. Kovich stated they plan to loop it for water pressure. Mr. Ryfa asked Mr. Mikos if that was an efficient way to loop it. Mr. Mikos stated they need to look at the final drawings but it would be the most efficient way to meet his layout. Mr. Ryfa mentioned that the access issue to the north means he would need a construction road to the north, so any approval would be contingent upon that. Mr. Kovich stated they wanted to bring in materials through Trail Creek. Mr. Ryfa asked how many trucks. Mr. Kovich stated approximately 2,400. Mr. Ryfa stated that would put wear on the roads. Mr. Kovich asked if there was a route that can be taken from the north. Mr. Ryfa stated yes, but the temporary road would cost and they need to determine who would pay for it. Mr. Ryfa also mentioned that if he can get the majority of the homeowners to sign off on approval to be alright with the trucks coming through they could look at that but they want to protect the homeowners. Mr. Kovich asked who he should work with on this. Mr. Ryfa stated the Building Commissioner Steve McDermott or Town Engineer Sean Mikos. Mr. Kovich asked if there has been any discussion on the area to the north of the pipeline. Mr. Mikos stated the town owns the property. Mr. Mikos stated that immediately north is the Avenue H extension. Mr. McDermott stated the area at Arbogast and Avenue H would have Avenue H continuing to the east. Mr. Kovich expressed concern on the cost. Mr. Ryfa stated they had discussed tap in fees in the past and are not asking him to take on the whole cost but they could discuss how to move forward. Mr. Maglish asked if they intend to maintain the same road width. Mr. Kovich stated yes, the width is 28 to asphalt. Mr. Maglish asked if the garages will be attached. Mr. Kovich stated yes. Mr. Stassin asked what the impact of traffic would be on the existing subdivision with the addition of 53 lots. Mr. Kovich stated he understood the extension of Avenue H should alleviate some of that impact. Mr. Ryfa asked how many homes are there now. Mr. Kovich stated 135. Mr. Mikos stated they would look at the original subdivision for a traffic study. Mr. Kovich asked the timetable on the Avenue H extensions. Mr. Ryfa stated they are doing engineering on it now and asked when they intend to start. Mr. Kovich stated late spring. Mr. Ryfa stated Mr. Kovich should work with Sean on the access road due to the concerns of the impact the trucks would have on the neighborhood. Mr. Kovich asked if they considered the access road has to go over the pipeline. Mr. Mikos stated yes. Mr. McDermott stated there are three that run east and west and three that run north and south. Mr. Kovich stated that crossing the NIPSCO pipeline on Trail Creek Drive was expensive and time consuming. *Mr. Ryfa made a motion* to approve Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Preliminary Site Plan contingent upon the access issues, water fees, and potential impact fees, *seconded by Mr. Bubala. All favored, motion carried*

NEW BUSINESS

Item #1 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Public Hearing to rezone the property from R1 to R2

Mr. Chris Kovich appeared before the board. Mr. Ballah asked Mr. Schwerd if all notifications and mailings were in order. Mr. Schwerd stated yes. Mr. Ballah then opened up the public hearing portion of the meeting. Mr. Kovich stated they intend to add 53 lots north of the 31-lot subdivision currently there. Mr. Kovich stated the lots are 70 feet wide and most are 140 feet deeper or more. Mr. Kovich continued that the utilities will be looped. Mr. Kovich stated the homes would be around approximately \$295,000 to

\$310,000 with two stories and three car garages. Mr. Mahmood Alkhalidi asked if the only entrance currently is through Trail Creek and if they intend to add another one. Mr. Kovich stated yes and that they will add another. With no one to speak for against the public hearing was closed. **Mr. Bubala made a motion** to give a favorable recommendation to Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to rezone the property from R1 to R2, **seconded by Mr. Stassin. All favored, motion carried.**

Item #2 AK Covid Testing; 1145 E Ridge Rd., Change of Use to operate a Covid test sample collection site.

The petitioner was not present. **Mr. Bubala made a motion** to continue AK Covid Testing; 1145 E Ridge Rd., to the February meeting, **seconded by Mr. Maglish. All favored, motion carried.**

Item #3 Furniture.01; 511 Glen Park Ave; Change of Use to operate a furniture store.

Mr. Mahmood Alkhalidi appeared before the board. Mr. Alkhalidi stated they intend to be open from 9:00a.m. to 6:00/7:00p.m and that there are only two employees. Mr. Ryfa asked what type of furniture they intend to sell. Mr. Alkhalidi stated new, including things like bedroom sets, dining sets, sectionals, etc. Mr. Maglish asked what the square footage of the units was. Mr. Alkhalidi stated around 2600. Mr. Ballah asked if they have a loading dock. Mr. Alkhalidi stated they did not. **Mr. Bubala made a motion** granting Furniture.01; 511 Glen Park Ave; Change of Use to operate a furniture store **seconded by Mr. Stassin. All favored, motion carried.**

Item #4 Perfect Home Services; 1114 E Main St., Change of Use to operate a contracting business, HVAC & plumbing services.

Mr. Justin Carroll appeared before the board. Mr. Carroll explained they are leasing the office and provide residential HVAC and plumbing services. Their first office is in Aurora, IL. Mr. Ryfa asked if this is just an office or a storefront as well. Mr. Carroll explained that they do not see foot traffic and do not anticipate customers coming to the office. Mr. Ryfa asked if they will be storing anything on the premise. Mr. Carroll stated minimal material as they will supply the Griffith warehouse daily from the Aurora warehouse. Mr. Ryfa asked if they would store anything outside to which Mr. Ballah added trucks possibly. Mr. Carroll stated the vehicles would be taken home with the employees daily and only a handful would be at the location. Mr. Ballah asked if this would impact parking at all. Mr. Jeff Austgen stated that it would not, that as part of the lease agreement they are designated 38 spaces. Mr. Maglish asked if there would be any disposable materials kept on site. Mr. Carroll stated they recycle all of the materials and will be finding a local place to take it to. Mr. Maglish asked if they would have anything stored outside. Mr. Carroll stated they will not.

Mr. Ryfa made a motion granting Perfect Home Services; 1114 E Main St., Change of Use to operate a contracting business, HVAC & plumbing services, **seconded by Mr. Bubala. All favored, motion carried.**

Item #5 Friends Motors Inc; 500 E Ridge Rd., Change of Use to operate a used car dealership.

Mr. Adel Sharkh appeared before the board. Mr. Sharkh stated they intend to be open from 9:00 to 6:00 with two employees besides himself. He stated there are approximately 15 spaces for the vehicles and there are three offices. Mr. Ballah asked where exactly the building is. Mr. Sharkh stated they will be facing Ridge Road. Mr. Ballah asked how many cars they anticipate selling. Mr. Sharkh stated they will start with around 10-12. Mr. McDermott pulled the property up and showed it to Mr. Sharkh and the board. Mr. Bubala asked if most of their publicity would be online. Mr. Sharkh stated yes. Mr. Ballah asked if they would be performing any repairs or body work. Mr. Sharkh stated no. Mr. Ballah asked if they would be storing any materials. Mr. Sharkh stated no. Mr. Ballah asked if they intend to put a fence up. Mr. Sharkh stated no. Mr. Stassin asked if he had a lease. Mr. Sharkh states yes. Mr. Stassin asked if it stated how many parking spots they are designated. Mr. Sharkh stated he does not have the lease on him but believes it is 15. Mr. Ryfa stated that based upon the property's location he does not see any issues, though if there are any future issues down the road they may not use street parking for the business. **Mr. Stassin made a motion** granting Friends Motors Inc; 500 E Ridge Rd., Change of Use to operate a used car dealership, **seconded by Mr. Bubala. All favored, motion carried.**

COMMUNICATIONS

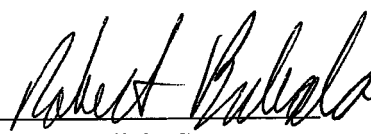
BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meetings held December 20, 2021 in the amount of \$65.00 **seconded by Mr. Stassin. All favored, motion carried.**

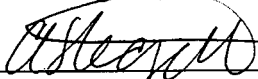
ADJOURNMENT

There being no further business to come before the Plan Commission, a motion was made and seconded to adjourn. The meeting was adjourned at 7:39p.m.

Respectfully Submitted

 Vice chairman

~~Dave Maglish, Secretary~~


Aubrey R. Stegall, Recording Secretary