Town of Griffith
Plan Commission
March 21, 2022

The Plan Commission meeting was called to order at 7:00p.m. by Chairman; Larry Ballah with members present; Rob Bubala, Rick Ryfa, and Larry Stassin. Also present was Attorney Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent were members Dave Maglish and Jim Marker.

Minutes from the February 21, 2021 meeting were approved as written.

OLD BUSINESS

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

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

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

The petitioner was not present. ***Mr. Stassin made a motion*** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the April meeting, ***seconded by Mr. Bubala. All favored, motion carried.***

Item #4 AK Covid Testing; 1145 E Ridge Rd., Change of Use to operate a Covid test sample collection site.

Mr. Huzaif Vahora appeared before the board. Mr. Ryfa asked if AK Covid testing was affiliated with any locations in Illinois. Mr. Vahora stated no. Mr. Vahora stated they work with Lifelong Labs and are awaiting their CLEA from the state. Mr. Ryfa asked if there were any other locations. Mr. Vahora stated in Wisconsin and Minnesota. Mr. Ryfa asked if they will be performing drive up testing. Mr. Vahora stated they would not. Mr. Ballah asked if they would be only performing tests at the locations. Mr. Vahora stated yes. ***Mr. Ryfa made a motion*** granting AK Covid Testing; 1145 E Ridge Rd., Change of Use to operate a Covid test sample collection site good for one year at the date of final acceptance, contingent upon licensing from the lab and state and subject to Mr. Schwerd' s review, ***seconded by Mr. Stassin.*** All favored, motion carried.

Item #5 DKG; 1237 N Glenwood St., Final Site Plan Review.

Mr. Dave Galocy of DKG Homes appeared before the board. Mr. Galocy stated he is here for final approval for an ongoing project, he stated they had completed the list of ten items Mr. Mikos of BF&S sent over. Mr. Dammarell stated as of now all ten items had not been addressed so they do not recommend final approval at this time on those items. Mr. Dammarell stated the most important items are the existing utilities, water main extension hasn't been shown, and the wetlands that potentially exists to the north have not been delineated. Mr. Galocy stated those issues had been addressed with Mr. Mikos and he believes they have the most up to date prints. Mr. Dammarell stated his prints were from January. After review Mr. Dammarell determined that they're the same prints. Mr. Galocy stated again the items had been addressed. Mr. Dammarell stated he spoke with Mr. Mikos before the meeting and he also said there were the same outstanding items. Mr. Dammarell stated they have given contingent approval based upon items still needing to be addressed in the past and recommends doing so for this project as long as no permits are issued until complete. ***Mr. Ryfa made a motion*** granting DKG; 1237 N Glenwood St., Final Site Plan Review contingent upon approval of our Town Engineer and an authorization needed from any departments, ***seconded by Mr. Stassin. All favored, motion carried. Mr. Ryfa included that if the conditions are not met by the next meeting he requests the motion expires and that Mr. Galocy would need to appear again in front of the Plan Commission, seconded by Mr. Stassin.***

NEW BUSINESS

Item #1 Roc's Towing; 320 Industrial Dr., Change of Use to operate a storage/towing facility.

Mr. Chris Smith appeared before the board. Mr. Smith stated they will be performing detail work, storing vehicles, processes, and cleaning at the location, though they are not a repair shop and all would take place indoors. Mr. Ballah asked if they perform auctions on site. Mr. Smith stated yes. Mr. Ballah asked how many cars they average for the auctions. Mr. Smith stated anywhere up to an estimated 25 people. Mr. Ballah asked how many cars they tow. Mr. Smith stated that typically its around five and usually just overnight. Mr. Smith stated they will be operating 24 hours a day with an on-site security guard. He also mentioned they intend to install privacy slats the front fence. Mr. Ryfa asked how many people on average attend the auctions. Mr. Smith stated anywhere from ten to thirty people. Mr. Ryfa asked if there would be any parking issues. Mr. Smith stated no and that they had space. ***Mr. Bubala made a motion*** granting Roc's Towing; 320 Industrial Dr., a Change of Use to operate a storage/towing facility, ***seconded by Mr. Stassin. All favored, motion carried.***

Item #2 Performance Services: 600 N Jay Ave., Preliminary Site Plan Review.
Mr. Charles Swiercz appeared before the board. Mr. Swiercz stated they are looking for preliminary approval for temporary classrooms they intend to install on an existing asphalt lot, which is pending state submission plan review. Mr. Ballah stated that the drawings showed stacking and if that was the official plan. Mr. Swiercz stated there is a new traffic flow pattern, this is a part of a current area that is used for the pickup line. Mr. Swiercz stated they will be adding staff to help alleviate the traffic flow. Mr. Ballah asked how long this would be there for. Mr. Swiercz stated in the future they will have another plan for the traffic flow as this is a temporary solution. Mr. Ballah asked if the time the classrooms would be there is for one year. Mr. Swiercz stated a year and after that, it will be month to month. Mr. Ballah asked if two years would be the maximum. Mr. Swiercz stated yes. Mr. Ballah asked if the site drainage has been addressed. Mr. Swiercz stated he scaled it off and they are 40 feet to the south from where the modular complex would end. Mr. Swiercz also stated he pulled old topographical maps from 1999 work done and submitted to their engineers, they would add temporary drainage if necessary. Mr. Ballah asked if they were going to eliminate the proposed fence for the area. Mr. Swiercz stated yes, they would be using keycards to access areas along with video security. Mr. Ballah asked about the collection tubs for the restrooms. Mr. Swiercz stated there is one holding tank located in the southeast corner that is scheduled to be emptied once a day, possibly every other, or third day, if needed. Mr. Swiercz stated it is all gravity fed to a lift station that goes into a holding tank. Mr. Swiercz stated that holding tank is in an enclosure that is heating and insulated, it looks like a shed. Mr. Ballah asked if they would be receiving water and power from the school. Mr. Swiercz stated yes, the map shows a 600-amp distribution panel to 50 kda and 175. All exposed electrical will be in rigid galvanized conduit and covered by bridging to keep it ADA accessible. Mr. Swiercz stated all utilities will be covered. Mr. Stassin asked how many classes they would have. Mr. Swiercz stated seven with two multi-fixture, multi-use restrooms. Mr. Stassin asked how many kids per module. Mr. Swiercz stated they are certified by the state as portable classroom units, but is unsure of the occupancy. Mr. Ryfa asked what exactly is being requested. Mr. Ballah stated this is for preliminary. Mr. Dammarell stated that with no new impervious surfaces it is a matter of whether it blocks any existing structures, which he can review at final. Mr. Stassin asked if they would have a more finalized traffic flow at the next meeting. Mr. Swiercz stated probably. Mr. Swiercz stated they hope to start late summer and be completed mid to late fall.
Mr. Ryfa made a motion granting Performance Services; 600 N Jay Ave., Preliminary Site Plan Review, ***seconded by Mr. Bubala. All favored, motion carried.***

COMMUNICATIONS

BILLS AND EXPENDITURES
Mr. Bubala made a motion to approve a claim for the meetings held February 21, 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 7:35p.m.

Respectfully Submitted

Dave Maglish

Dave Maglish, Secretary

AStegall

Aubrey R. Stegall, Recording Secretary