

**VILLAGE BOARD AGENDA  
FOR  
WEDNESDAY, MAY 26, 2021  
AT  
5:30 PM  
151 NORTH MAIN STREET  
GLEN CARBON, ILLINOIS**

**MEETING CALLED TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**OLD BUSINESS - None**

**NEW BUSINESS**

- 1. Discussion of Orchard Town Center Development**

**ADJOURNMENT**



## Village of Glen Carbon

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# Memo

**To:** Honorable Mayor and Village Trustees

**From:** Jamie Bowden, Village Administrator

**Date:** May 26, 2021

**RE:** Discussion of Orchard Town Center Development

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- a) Drainage Report
- b) Traffic Report
- c) Sign Variance - Orchard Town Center
- d) Menards Signage and Parking Lot Variance
- e) Covenants
- f) Other/Miscellaneous Items

Attached for your review are the following items:

1. Memorandum dated April , 2021 to the Planning and Zoning Commission

The developer is subdividing the 52 acres into 2 parcels. One of the parcels will be sold to Menards.

The Planning and Zoning Commission approved the plat and planned development as presented. The Commission also approved the parking lot variance and sign variances as requested.

2. Drainage Study and Reviews.

Mayor Marcus has concerns about the overall drainage. Tim Gregowicz, Lochmueller and Associates will be on hand to review and discuss.

3. Traffic Study.

Dustin Reichman, Lochmueller and Associates will be on hand to review an discuss.

4. Orchard Town Center Signage Variance.

See attached sign package.

5. Menards Signage Variance and Parking Lot Variance.

See attached site plan and signage package.

6. Draft Covenants.

The covenants list certain restrictions that the Village may or would like to see to maintain a quality development. Since there are requested variances and public financing, the Village can restrict use through the Planned Development Procedure (PDP) process.

Summary: Stacy and I will review the Planned Development Procedure (PDP) prior to reviewing the document. The developer is subdividing the property and re-zoning into retail uses that will be approved by ordinance. The PDP and Preliminary Plat can be approved first. The Final Plat only upon final engineering. A draft outline of the time line for approval, including public financing, will be available at the meeting.

***Proposed Motion: For discussion purposes only. No action necessary.***