



VILLAGE ACTION REPORT

PROJECT: 1855 Saloon Site Plan Amendment

APPLICANT: Wade Huston/RG Huston, Inc.

PROJECT LOCATION: 218 S. Main Street

REPORT DATE: August 13, 2020

PROJECT DESCRIPTION: The applicant is seeking a site plan amendment to allow the expansion of the rear patio at 1855 Saloon, located at 218 S. Main Street. The expanded patio would facilitate additional outdoor dining options, making the business more competitive during the pandemic.

PLAN COMMISSION MEETING: August 12, 2020

STAFF REPORT PROVIDED BY: Planner, Engineer, Public Works

MOTION: by Jushchyshyn (1st), Sale (2nd)

The site plan was APPROVED WITH CONDITIONS, with the conditions as follows:

Planning

1. The gate at the tow of the ADA ramp appears to be configured such that a person in a wheelchair cannot open the gate while remaining on the flat pavement in front of the gate. The applicant shall confirm the gate is exit only or the gate shall be reconfigured to allow easier access.
2. There appears to be potential for branches of the crabapple trees located adjacent to the ramp to obstruct clear passage on the ramp. Applicant shall confirm this is not the case or consider alternate species at planting locations.
3. There appears to be a continuous curb between the new parking lot surface and the ADA ramp. The applicant shall adjust this condition to allow ADA access from the lot to the ramp.
4. Staff has no objection to the sign design provided in the submittal. The applicant shall clarify the proposed sign location and shall obtain a sign permit prior to installation.

Engineering – Site & Utility Plan

1. A lighting plan should be provided showing light trespass.
2. The Village has a sanitary sewer running beneath the proposed patio and concrete walk (within the existing parking lot). The existing manhole is being raised to the proposed sidewalk grade. The Village will continue to provide maintenance within the proposed sanitary sewer.
3. Sheet C 401 notes the sanitary manhole may have the cone rotated to avoid the curb and gutter. Contractor should verify any rotation of this manhole prior to moving this to verify access and the stairs will line up for future maintenance.
4. Show the type of cleanout caps planned in the parking lot.
5. Storm sewer shown between ST 9 and ST 10 is shown as flat.

6. Verify the invert at ST 1. The invert shown is higher than the endwall listed.
7. Verify detail 4 on Sheet L 300. The note shows a 4" PVC drain to connect to the storm sewer however the plans call the pipe to be 6" N12HDPE unless there is a separate connection somewhere.

Engineering – Stormwater

1. Rate control and water quality management are attained within the existing regional detention basin south of Glenn Drive. This pond is known as the Huston Pond and was analyzed as part of the 2018 Village stormwater quality master plan. The study found the pond to achieve 69% TSS reduction and 52% TP reduction annually. This is slightly below the 80% TSS reduction and 54% TP reduction required by Village ordinance; however, because the regional facility is in place and the subwatershed as a whole meets the Village's own WPDES permit requirements it is felt that the existing pond provides treatment to the maximum extent possible.
2. The site will be required to meet infiltration requirements on-site. The calculations provided show the site meets the infiltration requirements, however no soil analysis was completed to verify the infiltration rates which are critically important to achieving infiltration performance. The infiltration rates need to be verified prior to final approval of the plan. However, if the infiltration rates are as calculated or better, the site will meet the requirements.
3. Long Term Maintenance Agreement – MSA will provide a template for the infiltration areas to the Developer to draft what will ultimately be approved by the Village and recorded by the Developer.

VOTE: 7 Aye, 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- (Andy Meessemenn – Snyder & Associates) – provided an overview of the project and confirmed they can meet the conditions.

PUBLIC COMMENTS:

- None

PLAN COMMISSION COMMENTS:

- None

STAFF COMMENTS:

- See planning staff report.