

On Thursday, April 21, 2022 at 7:16 p.m., a regular meeting of the Plan Commission was called to order by Chair Rene Morris. Roll Call. Present: Rene Morris, Skip McCloud (Zoom), Joe Strabala-Bright, Carol Corwell and Aurelio Gallardo. Steve Munson and Jamie Schwingle were absent.

Also present: City Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, City Attorney Tim Zollinger, Alderman Retha Elston, Alderman Jim Wise and City Clerk Teri Sathoff.

Joe Strabala-Bright made a motion to approve the minutes from February 17, 2022 as presented; seconded by Carol Corwell. Voting – Ayes: Corwell, Gallardo, McCloud and Strabala-Bright. Nays: None. Motion carried.

Chair Morris opened a Public Hearing at 7:18pm. The Plan Commission received a petition from Kurt and Brian Properties LLC to approve Encroachment in the Right-of-Way (ROW) at 121 and 123 East 3rd Street. Brian Carradus and Kurt Studnicki of Kurt and Brian Properties were in attendance, Brian stated they would like to bring this neglected and underused building back to life. The portion of building that previously housed the coffee shop is in good condition, the Haymarket portion of the building will need significant repairs as well as the entrance will need to be compliant with the Americans with Disabilities Act (ADA). The renovations include: façade improvements, refurbishment of the 1st floor commercial spaces, and rehabilitated upper floor apartments. The legacy mural on the east façade is also proposed to be refurbished. To become compliant with the ADA the petitioner is proposing external ramps and access stairs that would be located in the ROW over part of the sidewalk.

City Planner Dustin Wolff stated the sidewalk measures approximately 12-feet across, and the encroachment will be 4-feet into the walkway, leaving 8-feet of sidewalk for public use. The City and IDOT recommend that a minimum sidewalk width of 5-feet be provided to ensure mobility for all users and comply with ADA requirements.

With no further business to discuss by staff, commissioners or guests, Chair Morris noted publications, fees, and signage were taken care of, notification requirements were met, and there were no written comments received, there were phone calls from members of the public inquiring what would be happening at this location.

The Public Hearing closed at 7:31p.m.

Joe Strabala-Bright made a motion to approve Encroachment in the Right-of-Way (ROW) at 121 and 123 East 3rd Street; Seconded by Carol Corwell. Voting – Ayes: Corwell, Strabala-Bright, Gallardo and Morris. Nays: None. McCloud abstained. Motion carried.

Chair Morris opened a Public Hearing at 7:37pm for adoption of a Special Use Planned Development District and Subdivision Concept Plan at 4204- 4406 East Lincolnway.

Marvin Keys with First Midwest Group was in attendance. Keys advised the Commission that this is the vacant lot west of Davita. This will have 3 occupancies, 2 of which have been leased. One occupancy will be a bank with a canopy, one will be an AT and T Cellular Store.

City Planner Dustin Wolff informed the Commission that the proposed development is consistent with the spirit and intent of these regulations and produces significant benefits in terms of improved design sufficient to justify the application of the "Planned Development District" concept.

The campus-style commercial development is an excellent use of the planned development district. Integration of new development into the out lots existing shopping area with a large anchor enables shared facilities, especially parking and access/circulation, is consistent with the spirit and intent of the regulations. The alternative would be smaller commercial structures with separated parking facilities. In staff's opinion this would lower the quality and appearance of the development.

The site plan reflects proper consideration of the natural features of the site, with particular concern for preservation of open space and careful grading to ensure proper drainage and conservation of natural features.

With no further business to discuss by staff, commissioners or guests, Chair Morris noted publications, fees, and signage were taken care of, notification requirements were met, and there were no written comments received, there were phone calls from members of the public inquiring what would be happening at this location.

The Public Hearing closed at 7:53pm.

Joe Strabala-Bright made a motion to approve the rezoning petition to RB/PDD for Parcels 1112352005, 1112352006, 1112352007, 1112352008, 1112301005 and 1112301005 with the listed conditions;

- Provide a detailed landscape plan illustrating the plantings for the site perimeter and landscape island in accordance with Section 102-520 for review by the Staff prior to the issuance of building permits.
- Provide a detailed lighting and photometric plan for review by the Staff as outlined in Section 102-606. III.
- Provide signage in accordance with the regulations outlined in Article VII of the Zoning Code.

- Stormwater to be reviewed and approved by the City's Engineering consultant.

Seconded by Aurelio Gallardo. Voting – Ayes: Corwell, Strabala-Bright, Gallardo and McCloud. Nays: None. Motion carried.

With no further business to discuss, the meeting was adjourned at 7:57pm.

Teri Sathoff

City Clerk