

On Thursday, June 16, 2022 at 7:02 p.m., a regular meeting of the Plan Commission was called to order by Vice Chair Steve Munson. Roll Call. Present: Rene Morris (zoom), Skip McCloud, Joe Strabala-Bright, Carol Corwell, Steve Munson and Aurelio Gallardo. Jamie Schwingle was 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 April 21, 2022 as presented; seconded by Aurelio Gallardo. Voting – Ayes: Corwell, Gallardo, McCloud, Munson, Morris and Strabala-Bright. Nays: None. Motion carried.

Building and Zoning Superintendent Amanda Schmidt reported that the City Council approved the Special Use Planned Development District and Subdivision Concept Plan at 4204 - 4406 East Lincolnway as well as the encroachment agreement at 121 East 3<sup>rd</sup> Street with Kurt and Brian Properties LLC.

Vice Chair Munson opened a Public Hearing at 7:06pm. The Plan Commission received a petition from Mark Joachim and Douglass Smith of Hoosier Care Properties to rezone 24.78 acres on 23<sup>rd</sup> Street from SR-4 to MR-6 with special use.

John Heimbach, Senior Project Architect with Larson and Darby Architects and Melissa Francque, Executive Director of Exceptional Care and Training Facility were in attendance.

Mr. Heimbach stated the purpose of this petition is for construction of a new Exceptional Care and Training facility. They have outgrown their current 85 bed facility that is housing for developmentally disabled residents. The new facility will be approximately 50,000 square foot and will include housing, dining, activity and training areas. The facility will be placed in the center of the parcel, approximately 510 feet from the north property line, 400 - 500 feet from the west property line. There will be an access road to the facility from West 23<sup>rd</sup> Street. There will be visitor and administrative parking on the north side of the building and staff parking on the south side of the building.

Ms. Francque stated she has been the executive director at Exceptional Care and Training since 1994, the current location has been occupied since 1980, 1/3 of the current residents have lived in the facility since it opened. All of the residents are non-ambulatory and require complete care. The facility is staffed 24/7 with 3 shifts. There are approximately 109 employees. Hoosier Care is the parent company, they have 3 facilities in the State of Illinois. There are only 10 facilities in the State of Illinois with the same licensing as Exceptional Care.

City Planner Dustin Wolff stated the surrounding zoning is currently SR-4, north of this parcel are townhouses and assisted living (TR-6), south of this is vacant land and some residential (SR-4), east is vacant land (MR-6) and residential (SR-4), west is a church and residential (SR-4).

Wolff advised the proposed amendment to the zoning map maintains the desired consistency of land uses. The lighting will not affect the surrounding properties. The stormwater facility is part of the ongoing plan review. There will be runoff from the hard surfaces, that will be directed to the management facility.

Wolff stated that the proposed rezoning complies with the written recommendations of the comprehensive plan.

Vice Chair Munson requested City Planner Dustin Wolff to introduce himself to those in attendance that may not be aware of who he is and what his role is with the City of Sterling.

Wolff advised those in attendance that he is the City Planner for the City of Sterling, he is a consultant with Mead and Hunt, he has worked with the City of Sterling since 2004. He stated his responsibility is to make sure this is a transparent process and a transparent review of the process.

Building and Zoning Superintendent Amanda Schmidt added that all of the conditions that Dustin Wolff mentioned will be taken care of in the plan review and permitting process, the code will need to be met prior to development.

Vice Chair Munson noted publications, fees, and signage were taken care of, notification requirements were met, and there were no written comments received, nor were there phone calls from members of the public.

Vice Chair Munson opened the floor to public comments.

Rod Kleckler, 219 Avenue C Rock Falls – Mr. Kleckler stated he owns rental property at 1911 Shinkle Avenue, south of the proposed site. Mr. Kleckler stated he is concerned about the detention pond and drainage issues in the area. Kleckler also stated the site plan shows parking for 50 staff members, the lot on the plan is not large enough for 50 vehicles. Klecker is also concerned about the vacant lots contiguous to this parcel being rezoned to MR-6.

Andy Schott – 805 Cottage Acres – Mr. Schott lives directly north of the proposed site. Mr. Schott is questioning the location of the entrance. He and the neighbors are concerned about the headlights from the cars leaving.

Roger Ashburn 806 A Cottage Acres – Mr. Ashburn lives directly north of the proposed site. Mr. Ashburn agrees with the comments made by Mr. Schott, he would like to see the entrance across

from Cottage Acres entrance. Mr. Ashburn questioned if there will be a sidewalk on 23<sup>rd</sup> Street and how bright the lighting will be.

Mr. Heimbach stated the entrance configuration can be adjusted, this is early in the planning stage, the specific location can be considered. The lighting is for the drives and parking area, they will conform with the City light code. The sidewalks will be around the facility only, there is no advantage to the facility to have sidewalks on 23<sup>rd</sup> Street. The detention area will conform to the City code as well.

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

Skip McCloud made a motion to recommend approval to the City Council to rezone 24.78 acres on 23<sup>rd</sup> Street from SR-4 to MR-6 with special use adopting the findings and recommendations of the city planner listed below;

- Petitioner shall specify the number of staff and expected customer/resident stalls needed.
- The following plans or revisions shall be provided:
  - Island end-cap islands for all parking rows shall be provided.
  - Plans shall include details of the lighting poles, base, and lamps.
  - Site plan shall illustrate the freestanding sign location.
  - A landscaping plan shall be provided that indicates the location, quantity, and size of proposed planting materials. The plan should provide details for foundation plantings, parking lot screening, and perimeter planting in accordance with Section 102-520 of the Zoning Code.
  - Illustrate trash enclosure on the site plan. Provide elevation details of the enclosure.
  - Provide detailed building elevations that indicate dimensions, building materials, and proposed colors.
  - Provide detailed grading and utility plans for site and stormwater management. Plans to be reviewed/approved by Dave Wolmutt, Smith Group.

Seconded by Joe Strabal-Bright. Voting – Ayes: Corwell, Strabala-Bright, Gallardo, Morris, Munson and McCloud. Nays: None. Motion carried.

With no further business to discuss, the meeting was adjourned at 8:07pm.

Teri Sathoff

City Clerk