



Meeting Date: September 16, 2019
Meeting Time: 7:00 P.M.
Meeting Location: City Hall, Council Chambers
118 Hillsboro Avenue

PLAN COMMISSION AGENDA

Committee Members

John Mullane, Chairman
Beth Schlueter, Vice Chairman
Mike Pierceall, Designated Alt.
Veronica Armouti
Mike Boline
Matt Brandmeyer

Greg Coffey
David Gerber
John McDole
Mark Rabe
Kevin West

I. ROLL CALL

II. APPROVAL OF MINUTES

- A. August 12, 2019 Regular Meeting Minutes

III. PUBLIC HEARINGS

- A. Case 2019-30: Providence Presbyterian Church Planned Unit Development – Development Plan. The proposed Planned Unit Development (PUD) is a 6-acre site located approximately 500’ northwest of the intersection of Illinois Route 143 and Governors’ Parkway, more specifically described as 7727 State Rt. 143 and PID 10-1-16-17-00-000-002.003. The subject property is zoned Mixed Use Commercial and is part of the I-55 Corridor Development District and is proposed to be used for a church.
- B. Case 2019-32: An Amendment to the 157 Center Planned Unit Development. The PUD site is generally described as a 4.05-acre site located a distance of 691 feet south of the southwest corner of the intersection of Center Grove Road and South State Route Illinois 157 on the west side of South Illinois State Route 157. The PUD site contains seven (7) buildings addressed as 1, 2, 3, 4, 5, 6, 7 157 Center and more specifically known as PIDs, 14-2-15-22-00-000-017, 14-2-15-22-00-000-018, 14-2-15-22-09-102-001, 14-2-15-22-09-102-002, 14-2-15-22-09-102-003, 14-2-15-22-09-102-004, 14-2-15-22-09-102-005, 14-2-15-22-09-102-006, 14-2-15-22-09-102-007.
 - The applicant has requested allowance of one additional free-standing sign to be placed on Outlot 2 of 157 Center addressed as #2 157 Center.

All other terms of the 157 Center PUD approved July 29, 1996 by Resolution (as amended February 6, 2018 by Resolution 213-02-2018 and as amended March 5, 2019 by Resolution 302-03-2019) will remain in effect and apply to the 157 Center PUD.

(THIS PUBLIC HEARING HAS BEEN CANCELLED)

IV. LAND USE CASES

- A. Case 2019-25 Demetrulias Subdivision
Preliminary Plat
Developer: Nick Demetrulias
Engineer: Thouvenot, Wade and Moerchen, Inc.

- B. Case 2019-31 First Addition to Stone Cliff Manor
Final Plat
Developer: Retail Place, LLC
Engineer: Sherbut - Carson – Claxton, LLC

V. OLD BUSINESS

- A. Case 2019-32: Zoning Code Update – Phase 1
 - 1. Section 1242.03.1 – Central Business District (B-1);
 - 2. Section 1242.03.3 – Downtown Mixed Use District (MU-1); and
 - 3. Section 1252 – Definitions
 - 4. Section 1240.01 – Purpose
 - 5. Section 1242.03 – Business
 - 6. Section 1242.04 – Instances when a PUD is required
 - 7. Section 1246.01 – Establishment
 - 8. Section 1246.07 – Comparative table
 - 9. Section 1248.02.2 – Fences, walls, and hedges
 - 10. Section 1250.13 – Parking. Subsection (j) – Residential Districts
 - 11. Section 1250.13 – Parking. (k) – Business, Manufacturing, and Industrial Districts
 - 12. Zoning Map Amendment – Creating the B-1A, B-1B, and B-1C districts.

VI. NEW BUSINESS

VII. ADJOURNMENT