

**PLAN COMMISSION**

**MINUTES**

Wednesday, April 22, 2020

**Present:** Bill Fitzsimmons, Jeff Nelson, Victoria Graves, John Wetzel, Butch Trevor, Ashley Pankey, Craig Mack, Dennis Kelly, Cindy Wermuth

**Absent:** Peter McDermott, Mike Crotty

**Staff:** Jeff Anderson, Chris Mathias

**Others:** None

**1. Call to Order**

Chairman Fitzsimmons called the meeting to order at 4:00 p.m.

**2. Approval of Minutes**

**Motion made by Commissioner Wetzel; seconded by Commissioner Mack, to approve the minutes from March 11, 2020. Motion carried unanimously.**

**3. New Business**

**a. Future Business and COVID-19**

Mr. Mathias gave an update to the Commission on what will be coming up for future meetings. He explained the rezoning at the former Kmart building will be coming back to the Plan Commission. Council rejected the B-4 zoning proposal but they would like the Plan Commission to consider a Planned Unit Development (PUD). The applicant has not yet provided a new application for a PUD. The Commission and Mathias discussed their opinions on the PUD containing: no outside storage, a formal landscaping plan, modes of transportation connections, the building itself, building materials and incorporation of the Avenue of the Cities Corridor Plan. Mr. Mathias also stated there is a 20-foot setback on parking for the lot so current trucks parked there may need to move.

Mr. Mathias brought up that City Council would like the Plan Commission to hold a public hearing for the moratorium on storage at the end of May.

Mr. Mathias and the Commission discussed the COVID-19 public hearing rules of procedures. Chairman Fitzsimmons explained to the Commission his concerns in going over the guidance received from the Legal Department on the COVID-19 public hearing rules of procedures. Mr. Mathias stated that he was directed to only have public hearings if necessary.

#### 4. Old Business

##### a. 2020 City Council Goals for Plan Commission Discussion

Chairman Fitzsimmons explained Plan Commission's top three goals from the City Council's 2020 Goal List. Mr. Mathias gave an update on where he is at on the top three goals and wanted feedback from the Commission on any other direction.

- i. A public hearing will be needed for an ordinance that prohibits chain link and wire fences in the front yard. Fences will need a zoning permit but there will be no fee for it. The Commission discussed the definition of front yard and ways to get this new fence information out to public.
- ii. Mr. Mathias explained he needs to pick up the noise equipment from City Hall, call the company to see how to use the equipment properly and then practice using the equipment before he would be comfortable coming back to the Commission with an ordinance. The Commission discussed the legality of enforcing a noise ordinance.
- iii. Mr. Mathias explained he will get in contact with the City's Corporate Counsel in regards to the sign ordinance and direction that was intended. He also asked for direction from the Commission. Chairman Fitzsimmons explained the Commission wanted to focus on the ordinance for banners, temporary signs and clearing up any ordinance confusion. The Commission asked for the sign ordinance to be emailed to them so they can look over it for weaknesses. The Commission discussed enforcement of temporary signs, advertising on trailers and vehicles and sign permits.

#### 5. Public Comment

Chairman Fitzsimmons asked for an update from Mr. Anderson on the application to the Illinois Department of Transportation (IDOT) for funding on form based code. Mr. Anderson explained he has had minimal contact from IDOT due to COVID-19 but wanted to note Commissioner Nelson's positive impact in discussion with IDOT. Mr. Anderson updated the Commission on the Bike Path Grant application with the Illinois Department of Natural Resources (IDNR). He does not know when IDOT or IDNR will respond to the applications. He also reported the City's cost cutting measures due to COVID-19. Funds for form based code are up for rescission but Mr. Anderson requested \$40,000 be kept for form based code. Commissioner Nelson reported IDOT is working from home and he is optimistic they will move through the applications before the end of June.

#### 6. Adjourn

Chairman Fitzsimmons adjourned the meeting at 4:50 p.m.

Respectfully submitted,  
Fawn Schultz, Community & Economic Development Administrative Assistant  
Recording Secretary