

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON March 8, 2021

The meeting was called to order by Chairman Nathan Rau at 7:30PM.

Roll call was taken: **Present: Rau, Hicks, Lutz, Voelker, Frederick, Gaitsch, Pittman**

Chairman Rau asked if there were any additions or corrections to the minutes from January 11, 2021 Planning Commission meeting. Lutz commented there was a typo in the notes of petition Z-21-01-01. Typo noted. A motion was made by Gaitsch and seconded by Hicks to approve the minutes of the January 11, 2021 meeting as presented. **Motion carried.**

The Chairman asked if there were any citizens to address the Planning Commission. There were none.

The Chairman asked if there were any corrections or deletions to the agenda. There were none.

NEW BUSINESS: The Chairman asked if there was any new business. There was none.

PETITIONS:

Z-21-03-01 Review and comment of a Petition by LTC (Ret.) Bradley (Spence) Baldwin to consider a Special Use Permit to allow for the operation of a Gym/Fitness/Training Center and possible Youth Center at 405 Front Street (Parcel No. 08-30-305-019-000).

A petition was presented on behalf of LTC (Ret.) Bradley "Spence" Baldwin, owner of Fast Fitness, for a Special Use Permit at 405 Front Street for the operation of a Gym/Fitness/Training Center and possible youth center. Mr. Baldwin currently has a contract to purchase the property located at 405 Front Street, which is the current location of Fireside South Banquet Center. The property currently operates as an R-2 non-conforming use.

Mr. and Mrs. Baldwin addressed the Commission stating that they are not planning to do anything other than the fitness center at this time on the property, but would like the flexibility to do more. They do not intend to operate a bar at the location, but would like to retain the liquor license for potential philanthropic uses. They would also like to consider a youth center in at least 2 years.

Gaitsch inquired about the existing liquor license. It is not an automatic transfer when the property is sold. The new owners would need to apply for the license through the State of Illinois. Mr. Baldwin stated that if they had to choose between the youth center or the liquor license, they would choose the youth center. They would like to keep the liquor license for philanthropic use. If they don't continue the non-conforming use within one year, they could lose the liquor license if the property is not used as a bar.

Gaitsch also inquired about the neighbors. Jim Nagel said he heard from one neighbor and she thought the rear of the property was always supposed to be park-like and not commercially developed. Otherwise, the neighbor was fine with the use of the property as a fitness center.

Fredrick commented that he has no issue with the fitness center and the bar because it already exists. However, the Planning Commission currently has no definition or outline of plans from the Baldwins for the youth center for reference. He understands the intention, but without an outline of the plans for the youth center he is hesitant to make a recommendation for all three uses: the fitness center, the liquor license, and the youth center. He proposed that they table the youth center and look at it again in two years when the Baldwins feel they are ready act on the youth center.

Pittman also brought up the economic viability of the property and what the potential economic impact would be to sell the property down the road without a liquor license. He noted that this will be an impactful decision.

The Commission agreed with Fredrick. They like the idea of a fitness center for the property, but were concerned about the joint use of the liquor license with the location of a youth center. They discussed what would be the best way to make a recommendation of this kind.

A favorable recommendation to approve the Special Use permit for the fitness center and the continuation of the non-conforming use for the bar/restaurant/banquet center on the condition that the youth center be tabled and discussed at a later date. Motion was made by Fredrick and seconded by Pittman.

Members voted at follows: YES – Rau, Hicks, Lutz, Voelker, Fredrick, Gaitsch, Pittman

OLD BUSINESS: The Chairman asked if there was any old business. There was none.

COMMENTS: The Chairman asked if there were any comments. There were none.

Motion to adjourn the meeting at 8:36PM was made by Hicks and seconded by Lutz. Motion carried.

Minutes respectfully submitted by Lauren Voelker.