

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON OCTOBER 8, 2018

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

Roll call was taken: **Present: Hicks, Frederick, Vogt, Lutz, Childers and Rau.**

Chairman Rau asked if there were any additions or corrections to the minutes of the August 13, 2018 meeting. A motion was made by Hicks and seconded by Frederick to approve the minutes of the August 13, 2018 meeting as presented. Motion carried.

The Chairman asked if there were any citizens to address the Planning Commission. Ms. Kiersten Belt stated that she would like to operate a hair salon out of her residence, and has received only three of the five postal notification receipts. The Zoning Administrator informed Ms. Belt that she needs to attend the Board of Appeals meeting on October 18th regarding this petition.

The Chairman also 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-18-10-02 Review and Comment on a Proposed Zoning Map Amendment to consider rezoning a portion of Parcel #07-23-400-001-11 from I1 Industrial to R3 Residential and B3 Central Business, rezoning portions of Parcel #07-24-300-012-00 from I1 Industrial to B3 Central Business, and rezoning portions of Parcel #07-24-100-015-000 & #07-24-300-016-000 & #07-300-015-000 & #07-24-300-014-000 & #07-24-300-013-000 from B3 Central Business to R3 Residential.

Mr. David Wittenauer, Waterloo Crossing Property, LLC, was present to speak on behalf of this petition. The petition is a request to rezone portions of several lots along the west side of Route 3 between Gall Road and Columbia Avenue. Mr. Wittenauer is working with Mr. Brian Thompson on a residential development of the property. The Zoning Administrator passed out a letter from Gateway FS. Mr. Carl Tebbe, General Manager at Gateway FS, stated that Gateway FS maintains anhydrous ammonia storage tanks on the adjoining property, which are subject to setback requirements with the State of Illinois Department of Agriculture. In reviewing an overhead map of the area, the residential development should meet or exceed these setback requirements.

Motion was made by Hicks and seconded by Frederick to recommend approval in rezoning portion of Parcel #07-23-400-001-11 from I1 Industrial to R3 Residential and B3

Central Business, rezoning portions of Parcel #07-24-300-012-00 from I1 Industrial to B3 Central Business, and rezoning portions of Parcel #07-24-100-015-000 & #07-24-300-016-000 & #07-300-015-000 & #07-24-300-014-000 & #07-24-300-013-000 from B3 Central Business to R3 Residential.

**Members voted as follows: YES – Hicks, Frederick, Vogt, Lutz, Childers and Rau.
Motion carried.**

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 7:55 PM was made by Hicks and seconded by Lutz.
Motion carried.**

Minutes respectfully submitted by Mechelle Childers.