

**MINUTES OF THE PLAN COMMISSION**  
**May 11, 2020**

The regular meeting of the Plan Commission was conducted virtually due to public health concerns and called to order by Chairman Mark Moore at 7:06 p.m.

Members present: Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, Richard Pyter, Kurt Schultz, and Eric Steffe.

Members absent: None.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner, and Jeff Cooper, Village Engineer.

Commissioner Schultz moved, seconded by Commissioner Krummick, to approve the February 24, 2020, Plan Commission meeting minutes.

Motion carried 7 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**PC 20-05      Encompass Health Corporation, Applicant**  
**1201 American Way**

**Request is for a Planned Development Final Plan in order to develop a Specialty Hospital (6223), but limited to a Physical Rehabilitation Hospital (622310) for property located in a C-3, General Commercial District.**

Mr. David Smith, Senior Planner, introduced the request for the Planned Development Final Plan to the Plan Commission. Mr. Smith stated that the Village Board approved the Concept Plan in January of 2020, and now they are back before the Plan Commission seeking approval for the Final Plan to develop a Physical Rehabilitation Hospital at the northeast corner of Rt. 45 and Winchester Road. He stated that the property is zoned C-3, General Commercial District, and the request for a Planned Development enables the Plan Commission and Village Board to consider uses not listed in the district a land use is seeking to develop and occupy.

Ms. Leslie Netzer engineer from Kimley-Horn and agent on behalf of the applicant, stated that she has received the Development Review Committee Staff report and agrees with all of the Staff comments.

Chairman Moore asked the petitioner if she is ready for the Plan Commission to make a recommendation. Ms. Netzer stated that she is ready for the Plan Commission to make their recommendation.

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*In the matter of PC 20-05, Commissioner Oakley moved, seconded by Commissioner Flores, to recommend that the Village Board of Trustees approve a Planned Development Final Plan in order to develop a Specialty Hospital (6223), but limited to a Physical Rehabilitation Hospital (622310) for property located in a C-3, General Commercial District, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

*Ayes: Moore, Flores, Krummick, Oakley, Pyter, Schultz, Steffe*

*Nays: None*

*Absent: None*

**STAFF COMMUNICATIONS AND DISCUSSION:** None.

Commissioner Pyter moved, seconded by Commissioner Steffe, to adjourn the Plan Commission meeting.

Motion carried 7 - 0.

Meeting adjourned at 9:17 p.m.