

**MINUTES OF THE PLAN COMMISSION**  
**June 14, 2021**

The regular meeting of the Plan Commission was conducted virtually due to public health concerns and called to order by Vice Chairman Kurt Schultz at 7:05 p.m.

Members present: Vice Chairman Kurt Schultz, Amy Flores, Walter Oakley, Richard Pyter, and Eric Steffe.

Members absent: Chairman Mark Moore.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Commissioner Flores moved, seconded by Commissioner Steffe, to approve the May 24, 2021, Plan Commission meeting minutes.

Motion carried 5 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**PC 21-17      4th Street Broadway LLC, Applicant**  
**232 Fourth Street**

**Request is for a Planned Development Final Plan in order to develop a single family attached residential development for property located in an R-7, Single Family Attached Residential District.**

Mr. Bernard Citron, stated that they are seeking a recommendation of approval from the Plan Commission for their application for a Planned Development Final Plan in order to develop the townhome development for the property located at 232 Fourth Street. Mr. Citron stated that the final plans have been submitted and reviewed by Village Staff and that they are in substantial conformity with the approved Planned Development Concept Plan for the project. He stated that the applicant is ready to demolish the existing bank building. He stated that they have addressed the outstanding review comments by Village Staff. He stated that they are waiting for the draft document the Village Attorney regarding the covenants that will regulate the attainable dwelling unit.

Commissioner Oakley stated that it is a nice project.

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Commissioner Flores asked for clarification regarding the proposed fence location. Mr. Citron described where the proposed fence will be located.

Commissioner Pyter asked if the garage stall size discrepancy has been resolved. Mr. Citron stated that the propose garages comply with the Zoning Code dimension size requirements.

Chairman Schultz asked the petitioner if they are ready to move forward to the Village Board. Mr. Citron stated that they are ready to move forward.

*In the matter of PC 21-17, Commissioner Oakley moved, seconded by Commissioner Steffe, to recommend that the Village Board of Trustees approve a Planned Development Final Plan in order to develop a single family attached residential development for property located in an R-7, Single Family Attached Residential District, subject to the following conditions:*

- 1. That proper easement rights and documents be established for the installation of public utilities in accordance with Engineering Division review comments #1 and #2 included in the Development Review Committee staff report dated 06/10/2021.*
- 2. A final version of the Affordable Covenant shall be in a form approved by the Village Attorney prior to recordation of ordinances.*

*Motion carried 5 - 0.*

*Ayes: Schultz, Flores, Oakley, Pyter, Steffe*  
*Nays: None*  
*Absent: Moore*

**STAFF COMMUNICATIONS AND DISCUSSION:**

Mr. John Spoden, Director of Community Development, stated that there is an email link on the Village website that contains the application for a Planned Development to develop a townhome subdivision on the Young property just west of the Wildberry Restaurant. Mr. Spoden stated that for the June 28, 2021 Plan Commission, it has not yet been determined if the public meeting will continue to be virtual or if the Village can go back to in-person public meetings. He stated that this determination will be made on June 26, 2021.

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

Motion carried 5 - 0.

Meeting adjourned at 7:28 p.m.