



# DANVILLE AREA PLANNING & ZONING COMMISSION MEETING

Thursday, June 4th, 2020  
Community Room  
Robert E. Jones Municipal Building  
17 W. Main St. Danville, IL 61832

## AGENDA

### **I. Call to Order, Roll Call & Declaration of Quorum**

### **II. Announcement that the P&Z Commission is Advisory to the City Council**

### **III. Approval of Agenda: 06/04/2020**

### **IV. Approval of Minutes: 04/02/2020**

### **V. General Oath of Audience**

- a. Oath to Swear Witness: (Attorneys need not be sworn) Do you solemnly swear to tell the truth, the whole truth and nothing but the truth in the matter now pending before this commission?

### **VI. Items of Information**

### **VII. Public Hearings**

- a. **Special Use Permit #243** – Alexander Real Properties, LLC. is requesting a special use permit be granted for the property commonly known as 3700 East Main Street – Zoned I2 – General Industrial for use as a Medicinal/Adult Use Cannabis Cultivation Center.

### **VIII. Adjournment**

\*\*Due to recent restrictions in light of Covid-19, the City of Danville will be holding the April 2nd Planning and Zoning Commission meeting remotely. Unfortunately, there will not be access to the meeting by the public. Members of the public can submit comments for a specific agenda item in advance of the meeting by emailing the comments to [lcronk@cityofdanville.org](mailto:lcronk@cityofdanville.org) or by calling 217-431-2286. City staff will read up to the first three minutes of comments received.



**DANVILLE AREA  
PLANNING & ZONING COMMISSION  
MEETING**

**Minutes, April 2, 2020**

**Members in Attendance:**

Tracy Taylor – Chair  
Adam Brown  
Ted Vacketta Jr.  
Troy Savalick  
Pete Goodwin  
Justin Fleming  
Michael Hall

**Members Not Present:**

**City Representatives:**

Logan Cronk  
Natasha Elliott

**I. Call to Order, Roll Call & Declaration of Quorum**

- a. Chair Taylor called the meeting to order at 5:15 with declaration of a quorum.

**II. Announcement that the P&Z Commission is Advisory to the City Council**

- a. Announcement made.

**III. Approval of Agenda:**

- a. *Motion:* Vacketta  
b. *Second:* Brown  
c. Cronk (Roll Call): Taylor – Yes ; Brown – Yes; Goodwin – Yes ; Savalick – Yes ; Vacketta – Yes; Fleming – Yes; Hall – Yes

**IV. Approval of Minutes: From March 5, 2020 meeting**

- a. *Motion:* Vacketta    *Second:* Goodwin    *ALL- AYE*

**V. General Oath of Audience**

- a. Bob Elkins of Glenwood Equities, LLC; Nick Grafton of Carle Foundation Hospital; and Jake Freeman owner of Secured Properties, LLC were sworn-in

**VI. Public Hearings**

- a. **Subdivision** – Carle Foundation Hospital is requesting approval of Semi-Final Plat labeled Carle at the Riverfront. Speaking on behalf of the petition – Nick Crompton, Executive Director of Facility Planning and Construction at Carle Foundation Hospital
- i. Crompton: I want to thank the city staff for continuing to help coordinate the effort with Carle. We're seeking approval of the semi-final plat labeled Carle at the Riverfront as well as the rezoning of that area. We're looking to combine the two lots – Lot 100 and Lot 101. I am here to answer any questions the commission might have about the project.
  - ii. Vacketta: I had a look at the semi-final plat and I had a question that I presented that I never got an answer for; and, it was posed to me by the Vermilion County Museum. They were concerned about having access to the west side of their building for maintenance purposes. So, has there been any discussion between Carle and the museum about how that might be resolved?
  - iii. Crompton: Yes, we continue our conversations with the museum knowing that this was an important point. The area is currently being designed for a bus route as well as access to emergency vehicles so the museum will still have access.
  - iv. Vacketta: Will that take the form of an easement agreement?

- v. Crompton: We haven't discussed that but we can look into what we need to do to solidify that with the museum.
- vi. Vacketta: I think it would be very important prior to the final plat being brought forward to have that worked out so that we have something on a permanent basis that can be presented with the final plat to make sure that is taken care of.
- vii. Taylor: Any questions, comments, or concerns? If not, Logan, can you speak for the city?
- viii. Cronk: The city staff including the planning and engineering division have worked diligently with the Carle team to ensure that all boundaries of the presented semi-final plat are correct. All utility companies have been contacted that may be effected by the subdivision and we have received no negative feedback at this point in time. Any easements that may be required as a result of this subdivision have been either resolved or in progress.
- ix. Brown: Mr. Vacketta, in looking at the plat, is the museum #47?
- x. Vacketta: #49 on the northeast corner of Lafayette and Robinson
- xi. Brown: Yes, I see that, and they were wanting to know about west access – and you are correct that is going to be tight.
- xii. Vacketta: Yes, the grade next to their building is pretty steep so it's not like you can drive right next to the building there; and, they also have what looks like a large cooling tower unit on the north side of their building that they are going to need access to. Right now, their access is off Robinson Street to get to that.
- xiii. Brown: So that is going to be continued to be worked out between Carle and the city?
- xiv. Vacketta: Actually, it is something that needs to be worked out between Carle and the County on the museum. I feel that is something that needs to be included with the final plat.
- xv. Brown: I agree with that.
- xvi. Crompton: We don't have an issue with that. We've committed and that is what we plan to do and we can definitely get that worked out.
- xvii. Hall: How soon is that going to take place?
- xviii. Vacketta: As long as that easement or whatever method they choose to work out for the long term agreement with the museum is brought forward with the final plat before it has to be approved by the City Council; but, as long as they are working on that and it's noted – I think it needs to be noted in our approval of this semi-final plat that that is still being pursued.
- xix. Taylor: Are there any other comments? If not, I'll entertain a motion
- xx. Vacketta: I will make the motion that we approve the semi-final plat for Carle at the Riverfront with the stipulation that we will require some type of agreement between Carle and the Vermilion County Museum prior to approval of the final plat so that there is access guaranteed to the museum along the west side of their property.
- xxi. Brown: I second that motion
- xxii. Taylor: Thank you, we have a motion and a second. Roll Call Please.
- xxiii. Cronk: Taylor – Yes, Brown – Yes, Goodwin – Yes, Savalick – Yes, Fleming – Yes, Hall – Yes, Vacketta - Yes
- xxiv. Taylor: That has been approved and will be heard April 21<sup>st</sup> at the City Council Meeting.

- b. **Major Variance #321**– Glenwood Equities, LLC. is requesting a Major Variance be granted for 30 parking spaces on the property commonly known as 1427 North Bowman Ave
  - i. Bob Elkin, Managing Member of Glenwood Equities, LLC and it serves as a preferred developer for Dollar General. A telephone public hearing is appreciated in a time when meetings are being cancelled. We are dealing with a client who wants to collect the

