

DANVILLE PLANNING AND ZONING COMMISSION MINUTES

April 7, 2016

A meeting of the Danville Planning and Zoning Commission was held on Thursday **April 7, 2016**, in the Community Room, 17 West Main Street, Danville, Illinois.

MEMBERS IN ATTENDANCE: Tracy Taylor
Ted Vacketta
Pete Goodwin
Jane Campbell
Katasha Butler

MEMBERS NOT PRESENT: Dale Carlton
Kent King
Minni Seth

OTHERS IN ATTENDANCE: Christopher Milliken, Lisa Robinson, Ross Hilleary
Barbara Ortiz, Randy Downing, Jane Sloss

Chairman Tracy Taylor called the meeting to order at 5:15 p.m.

Roll Call: Tracy Taylor, Ted Vacketta, Pete Goodwin, Jane Campbell and Katasha Butler present. Absent were Dale Carlton, Kent King, Minni Seth. A quorum was present.

Advisory to City Council: Announcement made, City Council will hear the petitions on Tuesday, April 19, 2016, at 6:00pm.

Approval of the Minutes: Ted Vacketta made motion to approve the minutes of December 3, 2015 meeting, as presented; Seconded by Pete Goodwin. Unanimously approved by a voice vote.

Items of Information: Riverfront Plan draft has been received and internal review ongoing, the U of I students will likely be back to present that to the Commission in May. On Wednesday April 27th, there is an opportunity for some Commissioner Training at the Illinois Terminal in Champaign concerning Planning and Zoning basics and legal issues. All were encouraged to attend. Commission was notified that recently the City Council had approved an ordinance for Licensing Vacation Rentals which are houses where someone may or may not live in the area but would rent their house out on a daily/short term basis. At this time there are no additional considerations being proposed as far as zoning changes to address these uses.

General Oath of Audience was given. Three individuals present were sworn in.

Public Hearings –

Rezoning Petition #249 – The Rock Church is requesting that the property commonly known as 1101 East Winter Ave be rezoned from AG to P1 Professional Office to allow for professional offices – counseling at that location.

Petitioner: Randy Downing, CEO of the Rock Church, and Barb Ortiz of Ortiz counseling presented the petition. Mr. Downing indicated that the church had developed a relationship with Barb Ortiz and Ortiz Counseling since 2009. He indicated that she has been the counselor for the Church and also her ministry is out of our church such as Family Life Skills. Mr Downing indicated they want to develop on their Church property something for young people and in order to do that we want to sell the Winter Street property in question. Mr Downing indicated that Ortiz had expressed an interest and wanted to purchase this property and keep her business at the same location and to continue to carry on her counseling.

Supporting the Petition: Barb Ortiz reiterated what Mr Downing had said about her business and indicated she would answer any other questions.

Opposition to the Petition: None

Questions or Comments from the Commission:

Chairman Taylor: There are not going to be any physical changes made to the location?

Mr. Downing: No changes to the building, no changes to the signage, we have already met with the neighbors and they had no problems.

Department Recommendation:

Christopher Milliken indicated that the Department did not receive any correspondence from the neighbors either for or against. Milliken added that under the proposed zoning the owner are very limited on what they can do with the building going forward so allowing it to be rezoned and to continue the activity that is ongoing right now is not problematic. Milliken noted that the Department had the required hearing noticed republished, since the meeting could not be held last month due to lack of a quorum, and he also apologized to the petitioner for the delay.

Motion made by Ted Vacketta to adopt the preliminary findings of fact as presented and at approve rezoning petition #249.

Seconded by Katasha Butler

Roll Call Yes: Jane Campbell, Katasha Butler, Pete Goodwin, Ted Vacketta, Tracy Taylor

No: None

Abstain: None

Absent: Dale Carlton, Kent King, Minni Seth

Motion carried: Rezoning Petition #249 Approved.

Other Business -

Colonial Manor PUD & Plat – Colonial Manor Danville is requesting final approval of the Colonial Manor PUD (PUD# 15-01) and final plat for the property which is commonly referred to as 620 Warrington Ave for the purpose of lot consolidation, construction of an addition and expansion of onsite parking at this location.

Petitioner: Jane Sloss, indicated this was the second and final step in the process that started in December. As was presented at the initial hearing the Colonial Manor facility is looking to expand and put an addition onto the existing facility that would be a 6400 sq. ft. addition that would include a Physical Therapy area, Records Room and allow for an increase in the number of beds. Onsite would be adding additional parking on the east side of the parking lot and generally improving the property overall. The plans are essentially the same as before, though have since provided the department with the additional documents necessary for this final approval.

Others to speak on the petition: None

Department Recommendation:

Christopher Milliken: the only changes that have been made to move the project forward from the last meeting was the re-plating of the property. The only item that had changed is the alleys and those were addressed in an alley vacation petition which has since been approved by the City Council. The neighbors supported that effort. The vacated alleys have thus been incorporated into the re-plat and the design of the PUD. Milliken referred the Commissioners to the list of conditions and exceptions to be tied to the PUD and indicated that the petitioners had done a good job of listing all the exceptions needed. Those will be incorporated into the final ordinance if the Commission agrees. Milliken reiterated that for the final PUD what you are approving is the final design of the site and the re-plating of the site which is essentially consolidating the site into one lot.

Questions or Comments from the Commission:

Katasha Butler: So what will happen with the alley?

Christopher Milliken: The alleys were vacated so Colonial Manor now owns them. As far as traffic flow and how that is going to change the petitioner can address that aspect.

Jane Sloss: Colonial Manor will maintain the alleys as we spoke with neighbors for their preferences regarding that and the owner of Colonial Manor would be developing a policy with their staff to direct the traffic flow so there would not be any additional traffic going through the alley.

Milliken: Most importantly the other properties that have garages on the alley would have the right to continue to use that portion of the alley to access their properties.

Motion made by Pete Goodwin to grant final approval of the Colonial Manor PUD (PUD# 15-01) and approve the final plat for the property which is commonly referred to as 620 Warrington Ave.

Seconded by Jane Campbell.

Roll Call Yes: Jane Campbell, Katasha Butler, Pete Goodwin, Ted Vacketta, Tracy Taylor

No: None

Abstain: None

Absent: Dale Carlton, Kent King, Minni Seth

Motion carried: PUD 15-01 Approved and Colonial Manor PUD Final Plat approved.

Other Business – Presentation on Wayfinding Signage Study and possible signage regulation changes in the Zoning Code

Ross Hilleary gave an overview of the ongoing wayfinding signage study and timeline for moving forward. Hilleary also discussed possible zoning code changes to incentivize monument style freestanding signs and the possibilities for addressing vacant/abandoned signs around the community.

The meeting was adjourned at 5:50pm.