DANVILLE AREA
PLANNING & ZONING COMMISSION
MEETING
Thursday, November 5, 2020
Minutes

Members in Attendance: Absent: City Representatives:
Tracy Taylor – Chair Troy Savalick Logan Cronk
Ted Vacketta Jr. Natasha Elliott
Adam Brown
Pete Goodwin
Michael Hall
Justin Fleming

I. Call to Order, Roll Call & Declaration of Quorum
   a. Chair Taylor called the meeting to order at 5:15pm 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: 11/05/2020
    a. Motion: Brown Second: Vacketta ALL: AYE

IV. Approval of Minutes: 10/01/2020
    a. Motion: Vacketta Second: Goodwin ALL: AYE

V. General Oath of Audience:
   a. Taylor: 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?
   b. Witnesses: I do

VI. Items of Information:
   a. Cronk: I have created a “cheat sheet” for each zoning district for the commission’s review that briefly outlines what can be built and where, bulk regulations, and signage.
   b. Taylor: That sounds like a good idea - will that be available on the website for public consumption?
   c. Cronk: Yes, the city may be potentially getting a new interactive website but that is very preliminary and these will be accessible on that platform.

VII. Public Hearings
   a. Re-Zoning Petition #281 – The Dwelling Place of Vermilion County is requesting that the property commonly known as 100 North Franklin be rezoned from R3 –Mixed Residential – Medium Density to B3 – General Business to bring signage into conformity.
      i. Donna Edington: The Dwelling Place has a day center for the homeless, in transition, and at-risk of homelessness housed in the basement of First Presbyterian Church located at 100 N. Franklin. We are unable to add a second sign without changing the zoning to B3. The sign is important because the church has nine different entrances and it is difficult for those who wish to use the day center to know which entrance to use. We are also one of the heating and cooling zones for the city.
ii. Cronk: We became privy to more information. Four additional agencies are using the space and may cook or sell goods and conduct other activities on the property. There are also other signs on the property and this change would bring all of these uses and signs into conformity.

iii. Taylor: Are there any other questions or concerns or anyone else who wants to speak on behalf of the petition?

iv. Edington: No, thank you.

v. Taylor: Any comments for or against it that you received?

vi. Cronk: Yes, I did receive two phone calls yesterday. One from 213 W. Harrison St. – she opposes the rezone to B3 out of fear of what the use could be if First Presbyterian did not exist. I received another anonymous opposition who had no further comment.

vii. Brown: There are just a lot of signs.

viii. Taylor: How many days is the Dwelling Place open?

ix. Edington: At the present time it is open on Wednesday and Friday from 10-3p

x. Goodwin: Can you explain to me what heating and cooling zones? Is this a place for people to come and cool down or warm up?

xi. Edington: Yes, that is exactly what it is for – if the heat index is over 100 – we open our doors to the day center so they can have a place to go for cool. In the winter time, when it is too cold – we open as a warming center.

xii. Hall: How many people are being housed there?

xiii. Edington: We do not currently house anyone. It is not an overnight facility. It is only a day facility and we opened in March and closed due to COVID. We have about a maximum of 10 through the week. We have a lab, laundry, showers, and lunch and someone is there to monitor them. Our daily room is there to provide comfortable seating. We provided shoes a while back and thermometers. We are now distributing winter clothing.

xiv. Brown: The whole purpose of this rezone is for signage?

xv. Edington: Our solicitation for an additional sign prompted the conversation on rezoning.

xvi. Brown: Logan, can you elaborate on that?

xvii. Cronk: Yes, we have had many meetings about signs. As we went up the ladder and saw all of the agencies and activities and met with the pastor and members and decided that bringing this into conformity would not be a bad thing. We did leave out the parcels to the north and west of the building. We are seeing churches doing more business – like a café etc.

xviii. Brown: I understand but it has been having this use for a long time.

xix. Cronk: I can’t speak to the Dwelling Place but the church has been functioning for many years.

xx. Edington: The organization itself has been operational for three years.

xxi. Taylor: Any other questions or comments from the city?

xxii. Cronk: What we think is appropriate in this circumstance is a rezone from R3 to B3 on the basis of bringing the signage and current uses into conformity. Without any other comments or additional information we would recommend approval of the rezone of 100 North Franklin from R3 to B3.

xxiii. Taylor: I would entertain a motion

xxiv. Vacketta: Motions approval of the preliminary findings of fact as well as the rezoning petition #281.

xxv. Brown: Second

xxvii. Taylor: The motion has passed and will be heard again at City Council on the 17th.

b. Special Use Permit #246 – Danville Christian Daycare is requesting a Special Use Permit to allow for a Daycare at 50 East Liberty Lane, Danville IL.
   i. Tiara Taylor Moore: We have two daycare centers already – Danville Christian Childcare and Danville Christian Learning Center. We are looking to expand into a bigger facility to meet the needs of the community. We are opening Monday through Friday from 6am in the morning to 6pm in the afternoon. The ages served will be 6 weeks old to possibly 11 years old. We are include teenagers in that facility if we are approved for it.
   ii. Taylor: It looks like your timeline to open will be at the beginning of the year if everything goes through is that correct?
   iii. Moore: Yes, correct.
   iv. Goodwin: Are you planning to use the whole facility there?
   v. Moore: We are going to use the lower portion of the facility.
   vi. Taylor: Any other questions or comments or anyone to speak for or against the petition?
   vii. Cronk: I received one from District 118 and they would not oppose the addition of the daycare next to their elementary and throughout the community.
   viii. Taylor: Any other questions or comments? If not, comments from the City?
      i. Cronk: Staff feels that a special use designation for a Daycare is consistent with the current character of the area. This is a use that staff feels will fit the character of the professional corridor and with an elementary school within close proximity. We do not feel that there will be any adverse impacts as a result of the intended use. Based on the information currently available, without the benefit of additional information that may be presented at the public hearing the Public Works Department recommends APPROVAL of Special Use Permit petition #246.
      ii. Taylor: Any other questions or comments? If not I would entertain a motion
      iii. Goodwin: Motion to approve special use permit #246
      iv. Hall: Second
      vi. Taylor: The permit has been approved and will be heard again at City Council on the 17th.

VIII. Adjournment
   a. Taylor: Motion to adjourn at 5:42pm
   b. Brown: Second
   c. All: AYE