



**DANVILLE AREA  
PLANNING & ZONING COMMISSION  
MEETING**

**Minutes, Sept 5, 2019**

**Members in Attendance:**

Tracy Taylor – Chair  
Adam Brown  
Ted Vacketta Jr.  
Troy Savalick

**Members Not Present:**

Pete Goodwin

**City Representatives:**

Logan Cronk  
Tyson Terhune

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

- a. Chair Taylor called the meeting to order at 5:25 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      *Second:* Brown      ALL AYE

**IV. Approval of Minutes:**

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

**V. General Oath of Audience**

- a. All in attendance stood and were sworn-in.

**VI. Public Hearings**

- a. Re-zoning Petition #70: Seth Oldfield, representing Danville School District #118, requested a zoning change for the property commonly known as 444 N. Jackson St. The zoning change requested would take the property from an R2-Residential zoning classification to a B2-Neighborhood Business classification in order to facilitate the extension of a parking lot which serves a District #118 administration building located at 110 E. Williams, located in the lot directly to the north of 444 N. Jackson.

A representative from Fehr-Graham Engineering described the details of the lot including; ADA accessibility, screening, access, and dimensions.

Committee Member Adam Brown confirmed that the legal amount of ADA spaces were part of the design plan

- i. Motion to approve Re-Zoning Petition #270 and send to the Danville City Council meeting on 9/17/19 for final consideration. *Motion:* Vacketta, *Second:* Brown  
4 AYE, – 1 Absent, Motion Passed

*If you are unable to attend this meeting please contact:*

*Tyson Terhune at 431-2873.*

## **VII. Items of Information/Other Business**

- a.** Presentation from Vermilion Development regarding Planned Unit Development process for casino.
  - i.** Kerry Dickson represented Vermilion Development and Tim Brangle represented Chicago Consulting Studio to discuss their intentions to submit a petition to the Planning and Zoning Commission in October for a Planned Unit Development at a site near Southgate Drive and I-74. They reviewed the following information in their presentation.
  - ii.** The timeline imposed by the State of IL regarding casino applications. This timeline is the reason they will be applying for the PUD application at the October meeting, in order to meet State deadlines.
  - iii.** Reviewed the process for the City of Danville PUD application in order to confirm all steps and requirements necessary to submit a complete application.
  - iv.** Reviewed the state licensing requirements needed by the developers to be granted a license from the state and that it will be necessary to have zoning approval to complete this State licensing application.
  - v.** Reviewed the developer's history with PUD applications in other municipalities and how they would approach this application in a similar manner.
  - vi.** Reviewed the Danville PUD requirements they are prepared for and what requirements might not be included with the application due to the time restraints required by the State.
  - vii.** Terhune reminded the Zoning Commission that the Danville PUD process is a two step process requiring an approval of a preliminary plan to be followed at a later date by approval of a final plan. Any information that might be lacking at the October meeting due to State time constraints would need to be presented at the second public hearing before anything is finally approved.
  - viii.** Dickson presented a draft diagram of the proposed site to illustrate the size of a potential casino development.
  - ix.** Hotels, food and beverage and other support industries would likely be incorporated into the development.
  - x.** Discussed types of signs that are common with casino developments.
- b.** Nominations for Vice Chair and Open seat.
  - i.** Terhune noted that Mayor Rickey Williams Jr. indicated he would like recommendations from the Planning and Zoning Commission regarding the two open seats.
- c.** New Zoning Administrator
  - i.** Danville Planning and Grants Manager Logan Cronk introduced himself and explained he would be filling the position of Danville Zoning Administrator.
- d.** Sub-Division Committee
  - i.** Terhune noted that representatives from the City, Aqua, Ameren, and the Planning and Zoning Commission have agreed to sit on a sub-division committee to review upcoming sub-division petitions.

## **VIII. Adjournment**

- a.** Chair Taylor adjourned the meeting at 6:08