

MINUTES
CITY OF WOODSTOCK
PLAN COMMISSION
September 24, 2020

A regular meeting of the Woodstock Plan Commission was called to order at 7:00 PM by Chairman Cody Sheriff on Thursday, September 24, 2020. This meeting of the Plan Commission was held under the Governor's Emergency Declaration with all members attending remotely.

A roll call was taken.

PLAN COMMISSION MEMBERS ATTENDING REMOTELY: Donna Besler, David Casner, Arturo Flores, Donald Fortin, Robert Horrell, Doreen Paluch and Chairman Cody Sheriff.

COMMISSION MEMBERS ABSENT: Jackie Speciale and Steve Gavers.

STAFF ATTENDING REMOTELY: Building & Zoning Director Joe Napolitano and Executive Assistant/Chief Deputy City Clerk Jane Howie

OTHERS PRESENT REMOTELY: Peter and Anne Maidment, Sherry Bykowski, James Bykowski II, Dan Rea and Niki Kaemerer.

APPROVAL OF AGENDA

Chairman Sheriff noted that the minutes of the August 27, 2020 meeting were not ready and that this item should be removed from the agenda. Motion by Paluch, second by Horrell, to approve the agenda as amended. A roll call vote was taken. Ayes: Besler, Casner, Flores, Fortin, Horrell, Paluch and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Speciale and Gavers. Motion carried.

1. PUBLIC COMMENT: None.

2. OLD BUSINESS: None.

3. NEW BUSINESS

- a) **Public Hearing** – Zoning Map Amendment from B4 Office District to B2C Central Business District for 304 W. Calhoun Street, Peter and Anne Maidment.

A roll call was taken to confirm a quorum.

PLAN COMMISSION MEMBERS PRESENT ATTENDING REMOTELY: Besler, Casner, Flores, Fortin, Horrell, Paluch and Sheriff.

PLAN COMMISSION MEMBERS ABSENT: Gavers and Speciale.

Chairman Sheriff confirmed the presence of a quorum and that all notices were appropriately sent and posted.

Chairman Sheriff opened the Public Hearing at 7:05 PM and swore in the petitioners, Peter and Anne Maidment.

Mr. and Mrs. Maidment own the building located at 304 W. Calhoun Street, just west of the Harris Bank parking lot. They have been trying to sell the property for over a year. Their realtor has indicated that there is a lot of interest to use the property residentially, but not for offices. Since the property is close to the Square, the petitioners are requesting B2C zoning, which would allow offices and commercial, but also open it up for residential uses.

Chairman Sheriff asked for questions from Commissioners. Commissioner Casner asked if this has ever been zoned residential in the past. Mr. Napolitano said he researched available records back to the 1970s. The property was zoned for offices back then. Ms. Maidment mentioned that this is the third oldest building in Woodstock. She provided some background of the building and noted that it looks to have been a business and home in the past.

Chairman Sheriff asked for questions from members of the public. There were none.

Chairman Sheriff asked for comments from Commissioners. Commissioner Paluch said she supports the requested rezoning, as the property is adjacent to B2C zoning and there are residential and commercial uses existing nearby.

Commissioner Horrell agreed with Commissioner Paluch, and he said that he has no objection with this zoning request.

At 7:13 PM, it was noted that Commissioner Gavers was present and participating in the meeting via telephone and this should be noted in the minutes. The Public Hearing closed at 7:13 PM.

Motion by Fortin, second by Paluch, to approve a Zoning Map Amendment from B4 Office District to B2C Central Business District for the property located at 304 W. Calhoun Street. Ayes: Besler, Casner, Flores, Fortin, Gavers, Horrell, Paluch and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Speciale. Motion carried.

- b) **Public Hearing** – Zoning Map Amendment from B3 Service and Retail District to B2C Central Business District for 124 N. Madison Street, Sherry Bykowski.

A roll call was taken to confirm a quorum.

PLAN COMMISSION MEMBERS PRESENT ATTENDING REMOTELY: Besler, Casner, Flores, Fortin, Gavers, Horrell, Paluch and Sheriff.

PLAN COMMISSION MEMBERS ABSENT: Speciale.

Chairman Sheriff confirmed the presence of a quorum and that all notices were appropriately sent and posted.

Chairman Sheriff opened the Public Hearing at 7:14 PM and swore in petitioners Sherry Bykowski and her son, James Bykowski, II.

Ms. Bykowski stated that she is requesting the zoning change because the mortgage company requires proper zoning on this property to obtain a mortgage loan. B2C allows single family residential and is similar to other property in the area.

Chairman Sheriff asked for questions from Commissioners. Commissioner Horrell asked about the PIN 13-05-391-001. He added that when he looked at the map overlay, it appeared that there are two parcel numbers. Ms. Bykowski noted that their lot consists of two (2) half parcels, but they are combined under one PIN.

Chairman Sheriff asked for questions from members of the public. There were none.

Chairman Sheriff asked if there were any comments from Commissioners. Commissioner Paluch said she is in favor of this petition as it eliminates the non-conforming status of the property. Mr. Napolitano stated that Staff is in support of this request, as well. Mr. Napolitano noted that three years ago the City identified several other residential properties with B3 zoning and some were looking to sell their properties and having the same problem trying to obtain a mortgage. Several were rezoned to B2C at that time. The Public Hearing closed at 7:22 PM.

Motion by Paluch, second by Gavers, to approve a Zoning Map Amendment from B3 Service and Retail District to B2C Central Business District for 124 N. Madison Street. Ayes: Besler, Casner, Flores, Fortin, Gavers, Horrell, Paluch and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: J. Speciale. Motion carried.

- c) **Public Meeting** – Final Plat (Minor Subdivision) for the Kensington Resubdivision (Aldi), a Resubdivision of Lots 7 and 8 of the Ruth Center Subdivision, Kensington Development Partners.

Chairman Sheriff opened the meeting. Dan Rea, Kensington Development Partners, and Niki Kaemerer, RWG Engineering, were introduced as the petitioners.

Mr. Rea thanked Commissioners for considering their request to re-subdivide Lots 7 & 8 in the Ruth Center Subdivision. The reason for the change is the Aldi store requires a slightly larger lot to accommodate their building and site improvements. Moving the lot line to the northwest would meet their needs.

In response to a request for clarification from Commissioner Paluch, Mr. Rea said there will still be two separate lots, they are only moving the existing lot line and easements.

In response to a question from Commissioner Casner, Mr. Rea said proposed Lot 2 will still be a usable lot for future development.

Chairman Sheriff asked if there were any comments from Commissioners. Hearing none, Mr. Napolitano noted that the City supports the change and has no concerns. It was noted that there were a couple of typos in the surveyor's certificate, and these have already been corrected.

Commissioner Paluch thinks the reconfiguration of the lots is appropriate and would allow for the intended use, as well as a future use on Lot 2.

Motion by Horrell, second by Gavers to recommend the approval of the Final Plat for the Kensington Resubdivision (Aldi), a Resubdivision of Lots 7 and 8 of the Ruth Center Subdivision, subject to the corrections to the Surveyor's Certificate identified in the Staff Report. Ayes: Besler, Casner, Flores, Fortin, Gavers, Horrell, Paluch and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: J. Speciale. Motion carried.

4. **DISCUSSION**

Mr. Napolitano said there will most likely be a meeting in October. A developer is looking at the outlot in the Jewel/Osco subdivision for a two-unit building, one of which would be a dentist's office. The property is zoned B5, so they would need a special-use permit.

Mr. Napolitano mentioned that the City is still working with the PanCor team regarding the Die Cast site. The hold-up is in trying to come to an equitable agreement on incentives and costs. He stated that all five floors of the Woodstock apartments are up and contractors are currently putting on the roof. The developer may offer tours of the building to City officials. Foundation work for Cedarhurst senior living is underway. Walmart is doing interior modifications. And plans were approved for the former 5/3 Bank on Catalpa, for a new funeral home. Mr. Napolitano mentioned that the City has not received any word on the cannabis craft growers.

Old Courthouse renovations are moving along. The City applied for historic Federal tax credits and has received tentative approval. The plan for improvements includes an elevator and central stairway along Tryon Street. Building plans are being developed by Gary Anderson Architects. Council will be taking action to move forward on this project in the very near future.

Commissioner Paluch mentioned that she and Chairman Sheriff recently participated in an APA workshop. She opined that the first session of the workshop was very helpful and asked if this workshop would be available for other Plan Commissioners to view. Chairman Sheriff expressed his agreement. Mr. Napolitano said he will check into it.

Commissioner Paluch suggested that this Commission revisit the Comprehensive Plan. Mr. Napolitano said this is on Staff's radar. To do it in-house would take up a lot of Staff time and hiring a consultant could cost upwards of \$100,000. He mentioned that the RTA has grants for these types of projects and this is being investigated.

Commissioner Horrell said it's important for Commissioners to have a copy of the Comprehensive Plan. Commissioner Horrell said he likes to have a hard copy so that he can open maps. In response to a question, Mr. Napolitano said the Plan and maps are available online, as the department has tried to get away from printing these documents. Commissioner Casner said he does not have a hard copy, but would use the online version. Mr. Napolitano said he would share the link with Commissioners, or print a hard copy for any Commissioner that wants one.

Chairman Sheriff commended Commissioner Speciale, as she is part of a team helping the Red Cross hurricane damage down south.

5. ADJOURN

Motion by Paluch, second by Casner, to adjourn. Ayes: Besler, Casner, Flores, Fortin, Gavers, Horrell, Paluch and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Speciale. Motion carried. Meeting adjourned at 7:44 PM.

Respectfully submitted,

Jane Howie
Chief Deputy City Clerk