

November 19, 2018 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, NOVEMBER 19, 2018
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Nohr called the meeting to order at 6:00 p.m.

Present: Nohr, Capichano-Simmons, Dart, Honold, Kornowske, Ropp
Excused: Kowalzek-Adrians, Nyberg, Wheeler
Also Present: Fuller, Lange

MODIFY/ADOPT AGENDA

Kornowske / Dart moved to adopt the agenda as presented. Motion carried.

MINUTES FROM SEPTEMBER 24, 2018

Kornowske / Ropp moved to approve the minutes dated September 24, 2018 as presented. Motion carried.

ANNOUNCEMENTS

None.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Public Works is working on the design for the reconstruction of W St. Joseph Street. Does not believe that an "arboretum trail" will happen and will instead have a sidewalk and an on-street bicycle lane.

ACTION RE: PETITION FROM MIKE CASHMAN REQUESTING APPROVAL TO AMEND PLANNED DEVELOPMENT DISTRICT ON PARCEL AL-44, LOCATED AT 1649 S. WEBSTER AVENUE (former Village Hall property) – CHANGE IN SITE PLAN FOR RESTAURANT AND MICROBREWERY

Staff went through the previously approved and the currently presented site plans. The biggest changes are the location of microbrewery and moving the loading dock to the rear of the building. The reconfiguration gains additional parking stalls and aids in site flow.

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Mike Cashman (DeLeers Construction) and Dan Roarty (Dimension IV Architect) were present to discuss the project and answer any questions.

Discussion included:

- Footprint of the buildings staying the same
- Building entrances and outdoor seating
- Location of the loading dock is now out of view for the potential future development to the south
- Truck traffic
- Additional parking gained
- Additional green space gained
- Space for future expansion of the microbrewery and commercial space
- Overall flow of the property improved

Dart / Kornowske moved to recommend approval of the amendment to the Planned Development District for a restaurant and microbrewery on Parcel AL-44, located at 1649 S. Webster Avenue. Motion carried.

ACTION/DISCUSSION RE: ZONING CODE REWRITE PROJECT

Duncan and Codametrics are working on a direction memo for the project. Staff has reviewed the first draft of this memo and provided comment. This direction memo will be reviewed by the Plan Commission or a working group for additional comment, before an initial draft is done of the zoning code. Staff expects the first draft of the zoning code to be completed early in 2019.

No action was taken at this time.

ACTION/DISCUSSION RE: WEBSTER AVENUE CONCEPTUAL PLAN

Staff presented the plan and provided a brief background on the purpose and inception of the plan. The plan was produced by Somerville and presented to the Village Board at the October 16, 2018 meeting.

Discussion included:

- Property owner and resident feedback
- Market support and funding mechanisms
- Commercial vacancy rate on Webster Avenue
- The zoning code influence on realizing the concept plan
- Public spaces and public/private partnerships
- The opportunity to start a dialogue with developers

Kornowske / Dart moved to open the meeting for public comment. Motion carried.

Jim O'Rourke, 2339 Oakwood Avenue

- Believes the village should be focused on developing the riverfront instead.

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Kornowske / Dart moved to return to regular order of business. Motion carried.

No action was taken at this time.

REPORT/DISCUSSION RE: VILLAGE PROJECTS AND PROPERTIES UPDATE

Staff provided an update:

- Proposed mixed-use development at 3241 & 3245 Riverside Drive.

REPORT/DISCUSSION RE: STANDING COMMITTEES

Staff provided an update:

- Public Works Committee – the pedestrian crossing and trail connection on Monroe Avenue near the northern village limits is completed, the road projects have been finished for the year, beginning work on the design of the road projects for next year.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, December 17, 2018, 6:00p.m.

Agenda items: TBD

ADJOURNMENT

Kornowske / Dart moved to adjourn at 6:39p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.