

October 28, 2019 (Plan Commission Meeting)

**PLAN COMMISSION MEETING  
MONDAY, OCTOBER 28, 2019  
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

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

Present: Kowalzek-Adrians, Nohr-Valley, Nyberg, Ropp, Wheeler  
Excused: Dart, Kornowske  
Also Present: Fuller

MODIFY/ADOPT AGENDA

**Kowalzek-Adrians / Wheeler moved to adopt the agenda as presented. Motion carried.**

MINUTES FROM AUGUST 26, 2019

**Ropp / Wheeler moved to approve the minutes dated August 26, 2019 as presented. Motion carried.**

MINUTES FROM SEPTEMBER 9, 2019

**Kowalzek-Adrians / Nyberg moved to approve the minutes dated September 9, 2019 as presented. Motion carried.**

ANNOUNCEMENTS

- Fall clean-up is scheduled through the week of November 10<sup>th</sup>.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Asked if sidewalks are required as part of a PDD (Planned Development District) because the sidewalk at the end of W. St. Joseph Street is not completed.

*Fuller responded that sidewalks are not required as part of the PDD process.*

**ACTION RE: PETITION FROM ANDREW & ASHLEY ARENDS – REQUESTING THE REZONING OF PARCEL AL-1249, LOCATED AT 2358 JOURDAIN LANE AND LEGALLY DESCRIBED AS: 15,103 SQ FT LIBAL'S ADD LOT 17 BLK 2, FROM “A” RESIDENTIAL DISTRICT TO “B” RESIDENTIAL DISTRICT**

Staff provided background information on the reasons for the rezoning request. Staff recommends approval of this request, contingent on receiving the necessary frontage variance from the Board of Appeals, because the surrounding zoning is “B” Residential and the desire is to create more affordable housing options in the village.

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Ashley and Andrew Arends, 2358 Jourdain Lane, were present representing the project and to answer questions.

Discussion included:

- Current setbacks and future setbacks of the proposed addition.
- The functional use of the current garage.
- The desire to encourage density and alternative housing types in the village.

**Nyberg / Wheeler moved to recommend the Village Board approve the rezoning request contingent on receiving the necessary variance from the Board of Appeals. Motion carried.**

**ACTION RE: APPROVAL OF PETITION FROM 1649 S. WEBSTER AVENUE LLC. – REQUESTING AN AMENDMENT TO THE PLANNED DEVELOPMENT DISTRICT ON PARCEL AL-44, LOCATED AT 1649 S WEBSTER AVENUE (Zambaldi Brewery Development) TO ALLOW FOR AN ADDITIONAL TENANT MONUMENT SIGN**

Staff stated that the petitioner is requesting an amendment to the planned development district (PDD) to allow for an additional monument sign for the development at 1649 S. Webster Avenue. All other portions of the site plan from the established PDD are unchanged. Staff recommends approval of the request.

Discussion included:

- The request is unique in that the request is part of a larger development project.
- The development is unique:
  - Building layout has two distinct entrances
  - Site has two driveways that clearly service the two different sides of the building.

**Wheeler / Kowalzek-Adrians moved to recommend the Village Board approve the amendment to the planned development district to allow for an additional tenant monument sign. Motion carried.**

**REPORT/DISCUSSION RE: ANNUAL SITE TOUR SUMMARY**

Staff provided a summary of the projects visited on the annual site tour – Chapel Hill Apartments, Zambaldi Brewery, and the Water Works Pump House Building on Greene Avenue – and encourages commission members to attend future site tours.

**REPORT/DISCUSSION RE: VILLAGE PROJECTS AND PROPERTIES UPDATE**

Staff provided an update on the zoning code project. Staff anticipates review of the first public draft at the November meeting.

**Kowalzek-Adrians / Ropp moved to open the meeting for public comment. Motion carried.**

Jim O'Rourke, 2339 Oakwood Avenue

- Encourages more affordable housing initiatives to be incorporated in the new zoning code, such as allowing granny flats in certain areas.

**Kowalzek-Adrians / Ropp moved to return to regular order of business. Motion carried.**

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REPORT/DISCUSSION RE: UPDATES FROM VILLAGE DEPARTMENTS

- None.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, November 18, 2019, 6:00p.m.

Agenda items: Zoning Code Update

ADJOURNMENT

**Kowalzek-Adrians / Wheeler moved to adjourn at 6:38p.m. Motion carried.**

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.