

**Village of Prairie Grove
Planning & Zoning Commission
Public Hearing Meeting Minutes
August 3, 2011**

- 1. Call to Order:** Chairman Bob Gray called this Public Hearing to order at 7:03 PM.

- 2. Roll Call:** Commissioners Paul Ciezak, Chris Kremer, Bob Moravec, Bob Saley and Chairman Bob Gray all present.
Commissioner Robin Pendergrast and Steve Kulovsek absent.
Administrator Smith, Clerk Minor and Building Inspector Knudsen present.

- 3. Public Comment:**
No comments at this time.

- 4. Consent Agenda: Motion by Bob Saley, 2nd by Bob Moravec** to Approve the Planning & Zoning Hearing Meeting Minutes of November 30, 2010. **All Ayes, Motion carried.**

- 5. New Business:**

Motion Adopting a Recommendation Regarding Zoning Map Amendment for the property located at 2224 Behan Road:

Discussion:

Inspector Knudsen gave a brief background of this property and the request to go from the E-1, Estate zoning to F, Farming zoning for the purposes of allowing the petitioner to utilize all of his property for agricultural/farming purposes, and specifically it would allow the petitioner to construct a new building on the property that would contain equipment that would provide feed for the animals on his farm.

Administrator Smith stated that Mr. Steve Frye has been conducting the business for his father, Mr. Larry Frye the owner of the property, and since Mr. Larry Frye is not present, the Village would need to have a power of attorney on file allowing Mr. Steve Frye to conduct business on his behalf.

Motion by Chris Kramer, 2nd by Paul Ciezak to recommend approval of re-zoning of the property commonly known as 2224 Behan Road, Prairie Grove, Illinois, from E-1 Estate to F, Farming with the contingency that the Village receives a power of attorney as requested within five days of this hearing. **All Commissioners voted aye, Motion carried.**

Motion Adopting a Recommendation Regarding a Special Use for the property located at 4507 Ray Street:

Discussion:

Mr. Bob Pilz of Sailing World, Inc. gave a brief background of his business. He is requesting the special use to allow sales, storage and service of boats, scooters and other recreational vehicles. The property will be used primarily for sales and a showroom.

Chris Kramer asked if there were any non-conformities such as the sign that the Commission should be aware. Inspector Knudsen stated that the height, setback to the road and proximity to the building were non conformities for the sign. A discussion ensued regarding the sign non-conformity and whether the Planning & Zoning Commission should make this a requirement.

Motion by Paul Ciezak, 2nd by Bob Moravec to recommend approval of a special use for the property commonly known as 4507 Ray Street, Prairie Grove, Il. to allow the sales, storage and service of boats, scooters, ATV's and other recreational vehicles with the following conditions:

1. All outdoor display of vehicles shall be located completely on the subject property, and shall not interfere with required parking spaces.
2. Any future building additions, changes to the building facade or the existing signage shall be subject to review by the Architectural Review Commission.
3. Any building additions or new signage shall be subject to review by the Planning and Zoning Commission.

All Commissioners voted aye, Motion carried.

Motion Adopting a Recommendation Regarding a Zoning Text Amendment creating a new Downtown Transit Oriented Development District:

Discussion:

Con Savoy, Principal with Teska Associates gave the background on this project and also introduced Mr. Tony Manno with RTA. RTA funded the Town Center Plan. Mr. Manno stated that there is new funding this year to insure that previous grantees revise their zoning. They opened the floor for any questions by the Commission.

Chairman Gray stated that he didn't have any questions and that he thought that this was a really well written, comprehensive document.

Administrator Smith wanted to make sure that the Commission was aware that this would be

a new zoning district.

Mr. Savoy stated that the bottom line was this would give developers guidelines without the burden of a public hearing. This is developer friendly and expedites the process.

Chris Kremer stated that he would feel more comfortable if the Architectural Review Commission reviewed the document and agreed to it first.

Administrator Smith stated that this could be part of their recommendation to the Village Board.

Administrator Smith asked the Commission if they found that this was compatible with our Comprehensive Plan. The Commission agreed that it was.

Motion by Chris Kremer, 2nd by Bob Saley to recommend approval of an ordinance that amends the Prairie Grove Zoning Ordinance by creating a new zoning district to be known as the “Downtown Transit Oriented District”. The text of the new District regulations shall be consistent with the draft document provided by Teska Associates, Inc. and Ginkgo Planning & Design, Inc. dated July 25, 2011 and have the Village's Architectural Review Commission review the document.

All Commissioners voted aye, Motion carried.

6. Adjournment: Motion to adjourn by Bob Saley, 2nd by Chris Kremer to close this Public Hearing at 8:10 PM. **All Ayes, Motion carried.**

**Respectfully Submitted by:
Kim Minor, Village Clerk**