

## Plan Commission Meeting February 4, 2019

The meeting was called to order at 6:32p.m. in the City Council Chambers.

Roll call we held. Members present: Tony Verardi, Patrick Kretzer, Scott McClure, and Jim Altman.

Excused: Garrett Ess and Joe Hadley

Purpose of the meeting: to consider the application of Louis J. Sloan and Rebecca L. Sloan for the City to adopt an Ordinance to amend the Zoning Code to reclassify from Agriculture-1 to Residential-1 property located at the commonly known address of: Part of the South Quarter of Section 21, Township 21, Township 12 north, Range 2 West of the Third Principal Meridian, Christian County, IL.

Chairman Kretzer recognized City Attorney Romano.

Attorney Romano stated that an amendment was made to the property owners lease with Jayne Solar that removed this portion of the property from the project (14.3ac). A new Tract Survey was created and distributed.

Dr. Louis Sloan stated he has a party interested in the property for development. He also stated that even if the project doesn't continue, he would like the property re-zoned anyway.

Mayor Barry stated the entire property was R-1 when annexed into city and then changed to Ag-1.

Alderman Burtle stated he believes rezoning should wait for the firm plans of the project to be able to control what is put there.

Alderman Walters stated he is in favor of rezoning change to allow for more affordable housing, especially in the wake of the December tornado. Alderman Burtle agreed with the premise, but stated the construction wouldn't be completed in time to make a difference.

Dr. Sloan stated he wanted any plan for the property to include tax revenue.

Alderman Jones stated he agreed with other points but sees a need for affordable housing and the city benefits from other taxes received from increased housing.

Alderman Dorchinez inquired of Atty Romano if any property taxes were received from this type of housing. George Calvert stated that a small % was received and expires at some point, increasing to normal assessment.

Mayor Barry stated he was under the impression that after 14years the benefits expire.

Alderman Budd stated while tax income may not be full amount, it is something.

Alderman Burtle stated that all developments such as those possible for this property are private and details are negotiable between developer and government. He also stated that he believes that there is no housing shortage in the community.

Jim Altman asked if there was a hurry to this matter. Dr. Sloan stated there are deadlines if the potential developer wishes to pursue the project.

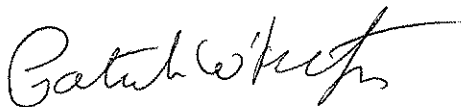
Al Herman Burtle stated that if the developer would come forward, questions could be addressed.

Atty Romano stated that this property was previously R-1 and typically a developer would request zoning change for project.

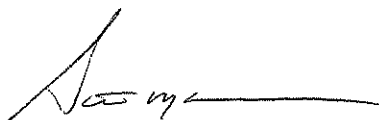
Tony Verardi asked about potential school income if another subsidized housing project was constructed. Mayor stated that with increased enrollment, the State pays more to district. Verardi continued by asking if any ordinance changes were made following the last development. Ald. Jones stated that nothing was changes, but changes were attempted.

Patrick Kretzer inquired if anything will be done with property to the north of the existing Hathaway Homes, Dr. Sloan said no. Kretzer stated he sees no reason not to make zoning change for the current owner.

Jim Altman made a motion to recommend approval of the ordinance to the City Council. Scott McClure seconded. All members present voted for the motion. Meeting adjourned at 7:05p.m.



Patrick Kretzer, Chairman



Scott McClure, Secretary