

January 24, 2022 (Plan Commission Meeting)

**PLAN COMMISSION MEETING  
MONDAY, JANUARY 24, 2022  
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

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

Present: Cody, Capichano-Simmons, Deutsch, Honold, Lefebvre, Wheeler  
Excused: Nohr-Valley, Nyberg  
Also Present: Fuller, Lange

MODIFY/ADOPT AGENDA

**Deutsch / Capichano-Simmons moved to adopt the agenda as presented. Motion carried.**

MINUTES FROM DECEMBER 20, 2021

**Deutsch / Capichano-Simmons moved to approve the minutes dated December 20, 2021 as presented. Motion carried.**

ANNOUNCEMENTS

- Staff will have the September 27, 2021 meeting minutes ready for the February 2022 meeting.

PUBLIC APPEARANCES

- None.

ACTION RE: PETITION FROM BRIAN MARTINSON – REQUESTING THE REZONING OF PARCEL AL-1981-2, LOCATED AT 315 BEAUPRE STREET AND LEGALLY DESCRIBED AS: 12,557 SQ FT J W WOODRUFF'S PLAT SLY 157 FT OF E1/2 OF LOT 18 & SLY 157 FT OF WLY 5 FT OF LOT 19, FROM “R1-75” (Single Dwelling Detached) to “R2” (Two-Unit Residential)

Staff provided the following explanation of the proposed zoning amendment:

- The property has been zoned single family for as far as the village records go back (1960's). Staff is not sure when the use of the property was changed to a two-family dwelling.
- Staff became aware of the non-conforming status when the title company for the lender called to verify the zoning. The lender is requiring the property to be rezoned.
- The immediate surrounding properties are used as single family. There is one other property in the immediate area on Beaupre zoned and used as a two-family dwelling.
- Staff recommends the zoning change because the Comprehensive Plan calls for a mix of single and two-family housing types.

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Brian Martinson, property owner was present to speak about the property and answer any questions.

Discussion included:

- Did staff receive any complaints or comments from the neighbors?
  - Email from John & Cheryl Kollath, 327 Beaupre Street, given to the Plan Commission. Mr. and Mrs. Kollath are not in favor of the rezoning, as they want the neighborhood to remain single family.
  - Staff received a phone call from Paul Collins, 314 Graass Street, does not mind the zoning request as long as the detached garages do not get closer to the shared property line.
- Are there separate utilities? One water service, but two electrical and gas services. The electric and gas utilities were split in 1980.
- How was the property originally financed? Did the title company mention the non-conforming status then? It was purchased with a personal loan and not a mortgage.
- The zoning change would allow for the property to be refinanced, which would allow for the property to be maintained and/or improved.
- The Comprehensive Plan calls for a mix of single and two-family housing types.

**Capichano-Simmons / Honold moved to recommend approval of the zoning change from R1-75 to R2. Motion carried.**

ACTION RE: PETITION FROM GENERAL CAPITAL ACQUISITIONS, LLC. – REQUESTING SITE PLAN AND DESIGN REVIEW FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT LOCATED AT 1905 S. WEBSTER AVENUE, PARCELS AL-50-10 & AL-50-9-3 (current vacant Webster Mall property)

Staff provided a brief explanation of the project.

Representatives of the project plan were present to speak about the project and answer any questions: Sarah Hillenbrand (General Capital Group), Jared Schmidt (Robert E. Lee & Associates), David Donoian (A&D Realty).

Discussion included:

- Similar to the site plan that has been presented in the past, but happy to see the proposed drive-thru has been removed.

**Deutsch / Honold moved to recommend approval of the site plan by the Village Board, contingent on staff review and approval. Motion carried.**

ACTION RE: PETITION FROM GENERAL CAPITAL ACQUISITIONS, LLC. – REQUESTING A PUBLIC HEARING DESIGN EXCEPTION FOR AN ADDITIONAL BUILDING STORY (5th story) ON PROPOSED MIXED-USE DEVELOPMENT LOCATED AT 1905 S. WEBSTER AVENUE, PARCELS AL-50-10 & AL-50-9-3 (current vacant Webster Mall property)

Staff provided a brief explanation of the request.

Representatives of the project plan were present to speak about the project and answer any questions: Sarah Hillenbrand (General Capital Group), Jared Schmidt (Robert E. Lee & Associates), David Donoian (A&D Realty).

Discussion included:

- The residential amenities on the first floor, next to Webster Avenue, would be designed the same as the adjacent commercial space and create a similar activation from the street.
- Specific building height is not specifically mentioned in this area in the Comprehensive Plan.

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- Allowing the building to have a ore flat face, without the step-back, will ease in design of the building mechanics and maximize the space of the building.

**Deutsch / Wheeler moved to recommend approval of the public hearing design exceptions – the additional building story, no 15’ step-back requirement from the street on the fourth and fifth stories, and allowing the proposed first floor building make-up on Webster Avenue – by the Village Board. Motion carried.**

#### ACTION RE: HOUSING REPORTS

##### Housing Affordability Report

- Staff provided a brief summary of the report.

**Honold / Capichano-Simmons moved to approve the Housing Affordability Report as presented by staff. Motion carried.**

##### New Housing Fee Report

- Staff provided a brief summary of the report.

**Wheeler / Deutsch moved to approve the New Housing Fee Report as presented by staff. Motion carried.**

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

Staff provided an update on the following:

- Moving forward with \$500,000 in street resurfacing projects in 2022.
- Libal Street is scheduled to be reconstructed in 2024.
- New buildout for Weiler Academy and Generations Bistro & Marketplace (3235 Riverside Drive).
- New buildout for Coffee Wizardz (536 Greene Avenue).

#### NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, February 28, 2022, 6:00p.m.

Agenda items: Comprehensive Plan review, Plan Commission Annual Report

#### ADJOURNMENT

**Deutsch / Capichano-Simmons moved to adjourn at 6:45p.m. Motion carried.**

Minutes submitted by Trevor Fuller, Director of Planning & Community Development.