

**PLAN COMMISSION
LEMRISE STREET VACATIONS AND COMP PLAN
THURSDAY, JULY 27, 2023**

Chairman Ken Ficek called the Plan Commission meeting to order at 7 p.m.

PRESENT: Kyle Videgar, Lauren Young, Karen Watson, Jim Clinard, Bob Mente, Ken Ficek, Sarah Vollmer, Amy Arthur, Attorney Pat Barry and City Clerk Clinard.

ABSENT: Rich Greening, Jay Repsel.

Chairman Ficek welcomes the new members to the plan commission and talks a little bit about what the Plan Commission duties and responsibilities are, as well as how the hearing to consider the street vacation request will work. Ficek shows members the GIS map of the area and identifies the adjacent property owners, the area to be vacated and the petitioners properties. He then asks city engineer and plan commission member Clinard for his findings.

Clinard tells the members that granting the vacation would cut off access to both the Ty Anderson and Phyllis and Kevin Marzetta properties. He notes that he did not find any conflicts with utility services and that the northern portion of Bennett Ave has already been vacated to the Marzettas.

Attorney Barry warns the commission members that vacating the street would landlock the other property owners, sets a dangerous precedent and would be illegal without an agreement between the parties for access to their properties.

Clinard suggest that the members consider denying the request for now, but give the property owners a chance to negotiate an easement. Lemrise and Barr were not present at the meeting. Ty Anderson and his wife were present and indicated a willingness to discuss an easement with Lemrise.

A MOTION WAS MADE by Videgar, **SECONDED** by Mente to deny the request. **AYES:** Videgar, Young, Watson, Clinard, Mente, Ficek, Vollmer, Arthur. **MOTION CARRIED.** It was noted that this is just a recommendation and the City Council will make the final decision.

Ficek then handed out copies of the Comprehensive Plan, giving members a brief history and overview of the plan. He told members that the Commission has an obligation to update the plan once every 4-5 years and the plan was last updated in 2020. He said it is possible that they could avoid using a service such as NCICG if the changes are minimal.

Ficek said the commission should look at the form of government – if a commission form of government is still the best for our city, and if not, what form would be best. He also discussed some of the other things they would consider as the moved through the process.

Ficek then handed out sample ordinances from Peru and Utica for short term rental. The current Land Development Code does not specifically address short term rentals (also known as Airbnb, vacation rentals, etc.) The Plan Commission has used the special use permit criteria in the past, but with the growing popularity of this form of rental, Commissioner Tony Stefanelli had asked the commission to consider some sort of ordinance. Ficek urged the members to look over the information and think about the things they would want in our land development code for the next meeting.

Attorney Pat Barry told the members to consider what areas of town should have short term rentals, and what licensing and inspections should be required. The members also briefly discussed the need to capture hotel/motel tax from the entities.

Mayor Jason Curran then addressed the board about the Illinois Department of Natural Resources plans for the land purchased from Buzzi several years ago. He shared maps of the planned uses with the group and noted how important it would be for the city to be involved in discussions going forward and how the plans should be considered when updating the comprehensive plan. He talked about his desire to have a bridge that would connect the proposed camping facilities with the city. Curran said his talks with IDNR were on hold, as he waited for them to hire an engineer.

A MOTION WAS MADE by Arthur, SECONDED BY Mente to adjourn at 7:45 pm. AYES: Videgar, Young, Watson, Clinard, Mente, Ficek, Vollmer, Arthur. MEETING ADJOURNED.