I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN REVELLE, CHAIR
A quorum being present, Ald. Revelle called the meeting to order at 6:59 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF MARCH 11, 2019
Ald. Rue Simmons moved to approve the minutes of the March 11, 2019 meeting, seconded by Ald. Wilson. The committee voted unanimously 6-0, to approve the March 11, 2019 minutes.

III. ITEMS FOR CONSIDERATION
Chair Revelle called for public comment from individuals on the sign-up sheet:

Priseilla Giles, stated there was previously a plan for Foster (School).

Mark Daniel, representative for the car wash developer at 2425 Oakton Street, explained the proposal and the reasons why the car wash is a beneficial use at that location. The car wash use is permitted and only one development allowance is requested for the separation between the accessory structure and principal structure.

(P1) Ordinance 18-O-19, Amending City Code Section 6-15-14-7, “Active Ground Floor Uses”
Plan Commission and staff recommend adoption of Ordinance 18-O-19, amending the Zoning Ordinance Section 6-15-14-7 to revise the listing of appropriate ground floor uses in the Central Street Overlay District.
For Introduction
Ald. Wilson moved to Introduce Ordinance 18-O-19, seconded by Ald. Rue Simmons. The Committee voted 6-0 to Introduce the item.

(P2) Ordinance 30-O-19, Granting a Special Use Permit for a Planned Development at 2425 Oakton Street
The Plan Commission and staff recommend adoption of Ordinance 30-O-19 for approval of a Planned Development for a car wash facility with 20 vacuum spaces and 4 parking spaces in the I1 Industrial District and oRD Redevelopment Overlay District. The applicant is seeking one site development allowance for an accessory structure that is 3 ft. from the principal structure where 10 ft. is required. Alderman Fleming requests suspension of the rules for Introduction and Action of Ordinance 30-O-19 at the April 8, 2019 City Council meeting.

For Introduction and Action


Ald. Rainey stated that it is not a good place for car wash with another car wash located across the street and will not support suspension of the rules expressing concerns with traffic issues associated with the use.

Ald. Rue Simmons noted that according to Ald. Fleming there have been multiple community meetings on the project.

Ald. Wilson moved to Introduce Ordinance 18-O-19, seconded by Ald. Fiske. The Committee voted 6-0 to Introduce the item.

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

Director Leonard stated that a reminder email would be sent to complete a survey regarding public benefits for planned developments.

VI. ADJOURNMENT
Ald. Fiske moved to adjourn, seconded by Ald. Rue Simmons. The meeting adjourned at 7:08 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Manager