



Village of South Jacksonville
Plan Commission
 Village Hall Board Room
 301 Dewey Drive, South Jacksonville, Illinois
Minutes
Thursday, October 8, 2015
7:00 p.m.

TOPIC	DISCUSSION	ACTION
Call to Order	Chairperson Larry Moore called the meeting to order at 7:00 p.m.	Noted
Pledge of Allegiance	The Pledge of Allegiance was led by Larry Moore.	Noted
Roll Call	<p>Present: Chairperson Larry Moore, Commissioners: Shawn Artis, Billy Leib, Tom McCarthy, Ted Deen, and Jim Ringle.</p> <p>Absent: Commissioner Justin DeWitt.</p> <p>Also present: Village Clerk Dani Glascock; Code Enforcement Officer Wilbur German; Village President Steve Waltrip; Interim Police Chief Mike Broaddus; Village Trustees: John Gotschall, Kem Wilson, and Paula Belobrajdic-Stewart.</p>	
Approval of Agenda	There were no additions to the agenda. Tom McCarthy made a motion to approve the Agenda, Shawn Artis seconded, and motion carried unanimously.	Motion carried.
Comments from the Floor	None.	Noted
Approval of Minutes	Billy Leib made a motion to approve the Plan Commission minutes of September 10, 2015, Tom McCarthy seconded, and motion carried unanimously.	Motion carried.
Agenda	<p>1 Conduct Public Hearing to review and consider the Site Plan filed by Nandkishor, LLC, to allow for the construction and operation of a new development, Sleep Inn & Suites. The legal description of proposed new development: Part of the Northeast ¼ of the Northeast ¼ Section 5, Township 14 North, Range 10 West of the Third Principal Meridian, Village of South Jacksonville, Morgan County, Illinois</p> <p>Publication of the Notice of Public Hearing was published in the Jacksonville Journal Courier on September 23, 2015.</p> <p>The following exhibits were made a part of the record:</p> <ol style="list-style-type: none"> 1. Village Exhibit A – Notice of Public Hearing – proof of publication 2. Village Exhibit B – Site Plan, Sleep Inn 3. Village Exhibit C – Comments from Village Staff Review of Site Plan 	

Chairperson Larry Moore explained the procedure for tonight's hearing.

Code Enforcement Officer Wilbur German provided an introduction of tonight's consideration.

Engineer Pat Niedermeyer provided highlights surrounding the proposed construction of a 65-guest room, 3-story Sleep Inn structure.

Mr. Patel stated his family owns and operates the Starlite Motel located on West Morton Avenue. Mr. Patel provided highlights from the feasibility study for the proposed location, along with specific amenities the hotel would house. In response to a question, Mr. Patel stated the future plans for the outlot would be for a franchise restaurant.

Chairperson Moore reviewed the concerns noted from the staff comments of the site plan:


1. Mr. Patel acknowledged there would be a Knox box located on the property.
2. Mr. Patel acknowledged there would be a camera system in place. Chief Broaddus who was present during the hearing stated he was satisfied with the plans.
3. Much discussion ensued regarding John Green's concern surrounding the existing retention pond.

It was the suggestion of the Plan Commission to balance the two (2) existing retention ponds or to divert the water to the west pond. Mr. Niedermeyer stated he would work closely with the Village Engineer, Jim Burke regarding water concerns. Mr. Niedermeyer will provide a revised plan incorporating the drainage concern prior to taking to the Board of Trustees.


Mr. German reported the site plan meets all of the criteria and ordinance requirements of the Village. Mr. German also stated a water pressure study has been performed and John Green has those results. Mr. German noted there is adequate pressure for this project, but a study should be conducted for future projects.

In response to a question, Mr. Patel stated they are in final negotiations with a project manager for this site plan.

	<p>No one in attendance voiced an objection. Following the question and answer session and hearing no significant concerns, it was the consensus of the Plan Commission to recommend to the Village Board of Trustees to approve the Site Plan with modification to the drainage issue.</p> <p>Chairperson Moore asked for a motion to recommend approval to the Village Board of Trustees the Site Plan with modification to the drainage issue. Shawn Artis moved and Tom McCarthy seconded. (YES) votes were cast by Tom McCarthy, Ted Deen, Jim Ringle, Shawn Artis, Billy Leib, and Larry Moore.</p> <p>The recommended approval of the Plan Commission shall be forwarded to the Board of Trustees Meeting scheduled for November 5, 2015. Mr. Niedermeyer will provide a revised drainage plan prior to taking to the Board of Trustees.</p>	Motion carried.
Old Business	Chairperson Moore noted Ordinance 1008 amending text changes to 7.7 of the Comprehensive Zoning Ordinance was approved by the Board of Trustees on October 1, 2015. A copy should be kept with each copy of the Zoning Ordinance booklet for future reference.	Noted
New Business	None.	Noted
Adjournment	There being no further business for discussion, Shawn Artis Leib made a motion to adjourn, Billy Leib seconded, and motion carried unanimously at 7:44 p.m.	Motion carried.



 Larry Moore, Chairperson



 Dani Glascock, Village Clerk
 (SEAL)