

**MINUTES OF THE MEETING
OF THE
DECATUR CITY PLAN COMMISSION**

Thursday, February 4, 2021
Civic Center Theatre, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The February 4, 2021 meeting of the Decatur City Plan Commission was called to order at 3:00 P.M. in the Civic Center Theatre, Second Floor of the Decatur Civic Center, by Chairman Susie Peck who determined a quorum was present.

Members Present: Steve Kline, Kent Newton, Bill Clevenger,
Jason Drake, Bruce Frantz, Rick Johnson, Susie Peck

Steve Kline, Kent Newton, Bill Clevenger and Rick Johnson participated through electronic attendance pursuant to the Open Meetings Act, 5 ILCS 120/7(c)(2) and a determination made by Mayor Julie Moore Wolfe that in-person meeting of all members of the Plan Commission is not practical or prudent because of the COVID-19 pandemic.

Members Absent: Mike Peoples

Staff Present: Greg Crowe, Griffin Enyart, John Robinson, Janet Poland

II. Approval of Minutes of the December 3, 2020 City Plan Commission Meeting

It was moved and seconded (Kline/Frantz) to approve the minutes of the December 3, 2020 meeting of the Decatur City Plan Commission. Motion carried unanimously.

III. New Business

Case No. 20-42 Petition of CENTRAL ILLINOIS DEVELOPMENT CONSORTIUM, to vacate the 500 Block of North Mercer Street Right-of-Way North of West Eldorado Street.

It was moved and seconded (Frantz/Clevenger) to forward Case No. 20-42 to the City Council with a recommendation of approval as set forth in the staff report.

Mr. Greg Crowe was sworn in by Mrs. Janet Poland.

Mr. Crowe discussed and presented slides of the site and surrounding properties (available for viewing upon request) along with staff's recommendation for approval of the petition based on the staff report distributed to the Plan Commission prior to the meeting (staff report is on file and is available for reviewing by request) with the following condition:

1. A blanket easement for the vacated Mercer St right-of-way shall be maintained for all utilities located within the right-of-way, including but not limited to the City's utilities

Discussion amongst the Plan Commission members and City Staff followed Mr. Crowe's presentation including traffic onto Eldorado Street during shift changes of Mueller Company, maintenance of the right-of-way and parking availability for the adjacent property owner.

Mr. Jonas Ozier, representative for the petitioner, was sworn in by Mrs. Poland.

Mr. Ozier stated the project had to get an IDOT permit for approval of the project and IDOT is requiring a change in the curb cut adjacent to the East property. The proposed Ingress/Egress easement will allow customers of the adjacent property access across Mercer Street and the proposed parking lot and parking spaces along the property. The Monroe Street entrance and exit accesses were added to the Plan to help alleviate traffic onto Eldorado Street during Mueller's shift changes.

Ms. Nichole Bateman, President of the Economic and Development Corporation, was sworn in by Mrs. Poland.

Ms. Bateman stated she has spoken with the tenant of The Secret Garden, the building east of the proposed right-of-way vacation, over the concerns of their employee parking. They have been issued three (3) parking spaces for the employees to park. Ms. Bateman said the petitioner plans to be good neighbors.

Mr. William McNutt, representative for Eldorado Investments the adjacent property owner, was sworn in by Mrs. Poland.

Mr. McNutt stated Eldorado Investments is not objecting to the vacation of the street itself, they are only asking to be treated fairly. They also have concerns regarding the changes in the curb cut required by IDOT. They would like a written agreement for the use of the parking spaces and ingress/egress easement to be recorded in the chain of title or to divide the vacated ROW half to CIDC and half to Eldorado Investments. They were provided a license to use agreement by the Petitioner at the end of the day prior to this meeting.

Plan Commission members asked if there are additional parking available for the adjacent property owner. Mr. Crowe indicated that there is parking available for the property to the South and East of the Building and have access of Eldorado Street and the alleyway to the East. Mr. Crowe also provided responses to the adjacent property owners concerns including that the change in curb cut would be required by IDOT if the property remains in City ownership as part of the improvement project. Also, the change in parking adjacent to the building from perpendicular to parallel would also be required if the City owns the property as part of the improvement project.

Upon call of the roll, Commission members Steve Kline, Kent Newton, Bill Clevenger, Jason Drake, Bruce Frantz, Rick Johnson and Susie Peck voted aye. Motion carried.

IV. Appearance of Citizens

No citizen expressed comments.

V. Comments and Information from Commission Members

No comments.

VI. Adjournment

There being no further business, it was moved and seconded (Kline/Johnson) to adjourn the meeting.

Upon call of roll, Commission members Steve Kline, Kent Newton, Bill Clevenger, Jason Drake, Bruce Frantz, Rick Johnson and Susie Peck voted aye. Motion carried.

Chairman Peck declared the meeting adjourned at 3:31 P.M.

Bruce Frantz, Secretary, Decatur City Plan Commission