

ZONING, PLANNING & ORDINANCE COMMITTEE
NOVEMBER 10, 2004 - 7:00 P.M.

Chairman Hay called the meeting to order at 7:00 p.m. Committee members present were Aldermen Hay, Dikun, Nolan and Berg. Also present were City Administrator Nelson, Jim Olson and Attorney Jay Filler.

Jim Olson Collision Annexation

The Committee reviewed portions of the Annexation Agreement with Jim Olson Collision as follows:

- Page 2 - II. Zoning #2: *Within thirty days of the date of this Agreement a fence will be constructed around a one acre portion of Tract 2 immediately behind and adjacent to the structure constructed on Tract 2. Said fence shall be eight feet in height and constructed of solid wood façade on the east side of the premises and chain link for the remainder.* General consensus was to add language that the solid wood fence will extend on the south side a minimum of 100'
- Page 2 - II. Zoning #4: *The existing billboard located on the property shall be removed within thirty-six months of this Agreement.* General consensus was to add language, "unless it is converted to conform to the existing sign ordinance".
- Page 2 - IV. Sewer & Water: With respect to Tract 2, the general consensus was to add a contingency that if the water lines are located on the east side, the owner shall be granted an additional year to tap on to city water.

The Committee also reviewed the unresolved requests in Attorney Filler's letter dated October 21, 2004:

- *That a provision be inserted into the agreement that will give Mr. Olson until the time he connects to municipal sewer and water, to install his triple basin drains.* Administrator Nelson indicated that the triple basin drains are a requirement under the Illinois Plumbing Code and a permit will need to be obtained upon annexation, with completion according to permit limits.
- *Relative to sewer and water connections, we would request a provision that there are no recapture fees.* General consensus was to add provision as requested.
- *It is my understanding that under the B-3 Zoning Classification, Mr. Olson is permitted 300' of signage. I am assuming the existing 30' x 4' lighted sign on his building is not a violation of the sign ordinance. Mr. Olson is looking to install a 12' x 8' lighted sign on the ground at the closest location permitted to Route 14 on Tract 1. The 30' x 4' sign is to be located on Tract 2 and the 12' x 8' sign would be located on Tract 2 which would be off-site advertising. The general consensus was to add a provision that would allow a total of 450' signage for both Tract 1 and Tract 2 with a variation to allow off-site advertising for either tract.*

Jim Olson inquired if there was any financial assistance available to help with the water/sewer connection costs. Alderman Nolan noted the availability of low interest, secured loans available through the EDC which Mr. Olson could apply for at any of the three local banks.

Moved by Berg, seconded by Nolan to adjourn the meeting. All ayes. Motion carried.

Submitted by:
Chairman Tom Hay