

Request For Board Action

REFERRED TO BOARD: June 12, 2017

AGENDA ITEM NO: 14

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of an Annexation, Annexation Agreement, Rezoning to B-3, Special Use for PUD, and a Concept Plan for Skipper Buds located at Route 173 and N. First Street.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Combined Planning Commission and Zoning Board conducted a public meeting on April 14, 2017 on the applicant's petition for annexation, rezoning to B-3, Special Use for a PUD, and Concept Plan. The PZB heard extensive comments from many of the adjoining neighbors who had concern about the proposed rezoning of the lots along N. First Street. The applicant is proposing to expand their existing marina by constructing a new showroom and several new storage buildings. In addition, the applicant has submitted a concept plan for future commercial at the corner of Route 173 and N. First Street.

There was extensive discussion about the proposed B-3 zoning. Several commissioners were seeking B-2 zoning instead of the requested B-3 zoning. In addition, there was discussion about the applicant's proposal to construct metal storage buildings on the subject site.

The Planning Commission recommended approval of the Annexation, Special Use for PUD and Concept Plan by a vote of 5-0 and the Rezoning by a vote of 3-2.

FINANCIAL IMPACT: None

DOCUMENTS ATTACHED:

1. Staff Report
2. Annexation Agreement
3. Concept Plan

RECOMMENDED MOTION:

We move that the Village Board direct the Village Attorney to draft an Annexation and Annexation Agreement Ordinance.

We move that the Village Board direct the Village Attorney to draft a Special Use Ordinance for a PUD for Skipper Buds.

We move that the Village Board direct the Village Attorney to draft a Rezoning Ordinance to B-3 zoning.

We move that the Village Board approve of the Concept Plan for Skipper Buds.