



**Meeting Minutes**  
**Beloit City Plan Commission**  
**Wednesday, May 8, 2019 at 7:00 PM**  
**The Forum**  
**Beloit City Hall**  
**100 State Street, Beloit**

**1. Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Finnegan, Ruster, Robson, and City Councilor Preuschl were present.

**2. Nomination and Election of Officers**

**a. Nomination and Election of Chairperson**

Commissioner Haynes nominated Commissioner James Faragher; Commissioner Johnson seconded the motion. Motion passed, voice vote.

**b. Nomination and Election of Vice-Chairperson**

Commissioner Ruster nominated Commissioner Timothy Weeden; Commissioner Robson seconded the motion. Motion passed, voice vote.

**3. Approval of the Minutes of the April 3, 2019 Meeting**

Commissioner Robson moved to approve the minutes. Commissioner Haynes seconded the motion. The motion passed, voice vote.

**4. Public Hearings**

**a. Consideration of a request to change the Future Land Use Map of the Comprehensive Plan from Two-Family/Townhouse Residential to Planned Mixed Use for the property located at 2426 Prairie Ave**

Community Development Director, Julie Christensen, presented the staff report and recommendation for items a, b and c.

Commissioner Weeden asked what would be the result if the residential portion of the mixed use did not get developed. Ms. Christensen explained that the area where the duplexes/townhomes are proposed would remain undeveloped. She went on to explain that if Plan Commission wanted to approve the development but not the duplexes, the Commission could remove the duplexes from the list of approved uses. Commissioner Weeden asked if the recommendation from staff would change if the

duplexes would not be part of the plan. Ms. Christensen stated that staff would still recommend approval.

Commissioner Faragher opened the public hearing.

Aaron Nilson, 2333 Fischer Road, South Beloit, Illinois, owner of Aurum Contracting, said that he was here representing Aurum Contracting. Commissioner Robson asked Mr. Nilson where he would have the trucks parked. Mr. Nilson stated the trucks and trailers will be parked north of the main structure. Councilor Preuschl asked if Mr. Nilson is moving the entire company to this new property or leaving that business there. Mr. Nilson stated that he is moving the entire business to this new location. Commissioner Robson asked Mr. Nilson what kind of landscaping and improvements he will be doing to the building. Mr. Nilson stated that he wants to paint the brick a different color, remove the bushes out front, add a fountain and benches, and have it dedicated with a memorial plaque in the front of building.

Commissioner Faragher asked Mr. Nilson what the time frame for potential duplexes would be. Mr. Nilson stated that within five years, he would construct the duplexes and that he did not want to have an empty field. Commissioner Ruster asked if the median they are proposing to put in on Prairie Ave was going to be extended and take over some of the land on 2426 Prairie Ave. Jason Dupuis, Assistant City Engineer of the City of Beloit, stated the median is in the center of the road and will not affect Mr. Nilson's property. Commissioner Weeden asked if there will be left turns onto Prairie Avenue or only right turns. Mr. Dupuis stated he was not sure where the existing driveway was located but suspected that it would be a right-in and right-out only.

Ronald Mauthe, 2447 Iva Court, lives northwest of the 2426 Prairie Ave, and was just wondering if Mr. Nilson will be building on the northwest corner of the property. Mr. Nilson indicated that he has no intention on building on that corner of the property, and was just planning on cleaning up the brush.

Patricia Pickering, 2506 Iva Ct, could not make the meeting, and sent an email opposing the rezoning. Ms. Pickering's concerns were about storage units being put up and a mechanic shop with noises all day and night. Mr. Nilson stated that he has no intentions on adding storage units; he just plans to keep the existing structures, remove the barbed wire and put blinders in the fence. He stated that this building was used as a mechanic shop since the 1960's, working on military equipment, and if operation hours are from 7am to 7pm, he does not believe it will disturb the neighboring properties.

Commissioner Finnegan asked if the only mechanical work would be on the contractor's vehicles. Mr. Nilson stated the mechanic located by his current building will be renting out the garage, working on their work vehicles and operating a

mechanic shop. Commissioner Weeden asked if he would be the landlord to go to for direct contact if there were any issues. Mr. Nilson answered yes.

Commissioner Faragher closed the public hearing.

Commissioner Haynes moved to approve the motion. Commissioner Johnson seconded the motion. Motion passed, voice vote.

**b. Consideration of a Planned Unit Development Master Land Use Plan for the property located at 2426 Prairie Ave**

Commissioner Faragher opened and closed the public hearing.

Commissioner Johnson moved to approve the motion. Commissioner Weeden seconded the motion. Motion passed, voice vote.

**c. Consideration of a Zoning Map Amendment from PLI, Public Lands and Institutions District to PUD, Planned Unit Development District, for the property located at 2426 Prairie Ave**

Commissioner Faragher opened and closed the public hearing.

Commissioner Johnson moved to approve the motion. Commissioner Haynes seconded the motion. Motion passed, voice vote.

**d. Consideration of a Conditional Use Permit to allow a limited vehicle service use in a C-2, Neighborhood Commercial District, for the property located at 2034 Liberty Ave**

Community Development Director, Julie Christensen, presented the staff report and recommendation.

Commissioner Robson asked if there is a requirement to pay the delinquent fines before getting to step one. Ms. Christensen did not know if we could list that as a condition of approval, but would check before it went to City Council.

Commissioner Faragher opened the public hearing.

Waylon Daniel, 319 Hancock Street, provided a number of handouts including photos, site layouts, Fire Inspection Report marked with items completed, and a letter to the Commission. He stated that he did not know he needed this permit to operate his business. He indicated that they are in the progress of cleaning up the fence outside and fixing the fire barrier wall on the inside to meet the code requirements. Commissioner Johnson asked Mr. Daniel if he had corrected the issues that Fire Department has requested except the fire barrier wall. Mr. Daniel said yes. Commissioner Johnson asked if there are plans to solve the oil draining issues in the floor. Mr. Daniel said that Water Resources said the drain is fine, but they will be fixing

the other issue. He indicated that he is just waiting to make the improvements until the Conditional Use Permit is approved. Commissioner Robson asked Mr. Daniel if he still owes on the delinquencies. Mr. Daniel said he believes they are paid off. Commissioner Faragher asked if Mr. Daniel will be comfortable in paving the parking lot and meeting the requirements. He answered yes.

Dwight Miller, 1804 Glen Avenue, the person leasing the building from the owner, stated they are in the process of getting everything cleaned up and have a quote to get the lot paved in the next few days. Commissioners discussed if Mr. Miller is comfortable with the time frame for getting everything met to code. Commissioner Faragher outlined the concerns raised by the e-mails received by City staff, specifically the fence, loud music, vehicle storage, people trespassing onto their properties, and cars parked on both sides of Liberty Ave. Mr. Miller stated that people come in and out of the parking lot blasting music, and they ask people to turn their music down. Mr. Daniel also mentioned that his son had a car stereo put in for a car show, and they tested the stereo a few days. Mr. Miller mentioned that the owner will be taking care of the fence out back.

Malcolm Reed, 2041 Merrill Street, explained that he has lived in his house for 50 years and wanted to express his concerns of the property at 2034 Liberty Avenue. Mr. Reed expressed his concerns about the business hours, loud music all night, and a lot of vehicles being stored there. He mentioned that the property is located in a residential area and believes that the business is not a good fit in the neighborhood.

Ruth Linneman, 2021 Merrill Street, indicated that there is loud music played late in the evening, not just from the vehicles pulling into the parking lot, and there is traffic coming in and out late at night.

Angela McCollum, 2018 Merrill Street, indicated that the vehicles being stored on the property is an eyesore, and there is loud music playing all the time.

Cynthia Macnees, 2009 North Street, indicated that this business is not taking care of the property. The fence is falling down, and there is junk on the outside of the fence.

Alex Blazer, 312 W Grand Avenue, indicated that he has a business next door to 2034 Liberty Ave at 2056 Liberty Ave, and he supports people that run small businesses. Mr. Blazer explained Mr. Miller will take care of all the businesses located in this building and that he has been successful in running his businesses. The City should give him a chance to move forward and solve these issues.

Commissioner Robson asked Mr. Miller about the storage of the vehicles that are not licensed or registered. Mr. Miller stated the City said he can keep up to three unregistered vehicles onsite. Ms. Christensen stated that with this CUP, one of the

conditions listed is that after hours you cannot have any cars parked there and that the hours of operation are limited to 7 am to 7pm each day. Mr. Miller said that City staff told him he can have three cars there, but he does agree and understand the conditions.

Commissioner Faragher closed the public hearing.

Commissioner Johnson stated that if the business owners can agree, get the issues resolved, and establish good relations with the residents nearby he recommends approval. Commissioner Haynes stated that if the applicant does not comply by July 1, 2019 the CUP for the automotive shop is taken away.

Commissioner Johnson moved to approve the Conditional Use Permit with the conditions prepared by staff. Commissioner Finnegan seconded the motion. Motion passed, voice vote.

## 5. Reports

### a. **Consideration of a petition to vacate the 1200 block of Fourth Street located between Middle Street and North Street**

Community Development Director, Julie Christensen, presented the staff report and recommendation.

Chief of Police, David Zibolski, outlined the safety concerns with having an active traffic lane immediately adjacent to the high school. Chief Zibolski stated that throughout the day, traffic is stopping in the middle of the street, and kids are dodging the cars as they walk across the street to the high school. Chief Zibolski presented videos of traffic in front of the high school before the street was temporarily closed last year.

Commissioner Johnson asked Chief Zibolski how many accidents have happened in front of the school. Chief stated a lot of accidents have happened in the intersections surrounding, but none outside of the high school have occurred. Commissioner Robson asked Chief Zibolski if the vacation of Fourth Street will solve the problems with the buses parking and driving on the bike path. Ms. Christensen said that Frank McKearn, R.H. Batterman and Co., can answer that question.

Gary Rasmussen, 1025 Ninth Street, stated his concerns about closing Fourth Street. He mentioned that the referendum clearly stated that the residents did not want this street closed and asked why City Council would ask neighboring properties for their opinion on the closing of Fourth Street if they are going to close it anyway.

Mary Ann Sveom, 1131 Ritsher Street, mentioned that City Council had two referendums to close Fourth Street, and City Council is not acknowledging the opinions represented by these referendums. Ms. Sveom stated that the school just wants to

close the street down in order to put the soccer field across the street, which she did not think was needed.

Frank McKearn, R.H. Batterman, indicated that there was a master plan that was developed. It was joint effort with the school district and the City. It included the closing of Fourth Street, a turn around by the pool, and additional parking by the tennis courts. The intention is to provide a more inviting campus and increase safety. The turnaround and parking lot are scheduled for construction this summer, and the turnaround will help to ensure that vehicles do not have to drive behind the school.

Commissioner Weeden asked where the designated drop off areas going to be at and will there be congestion as cars try to make the corner from Fourth Street to Middle Street or Fourth Street to North Street. Frank McKearn said that to the City's credit, they worked with the school district when they closed the street with barricades, and they took the time to educate parents, students, and monitor the situation to see if there are issues. Mr. McKearn stated the people are figuring it out and have not had any complaints.

Commissioner Haynes wanted to know what the City was going to do with the traffic at the intersection of Liberty Avenue and Fourth Street and stated his concerns about the street vacation. He feels that there is no way for people who live on the westside to go north out of the city.

Jason DuPuis, Assistant City Engineer, mentioned that the intersection of Fourth Street and Liberty Ave is already a controlled intersection. He went on to explain that a traffic impact analysis was prepared, and it indicated that with the addition of turn lanes planned at the intersections of North and Sixth and Middle and Sixth, there was the closing of Fourth Street was not expected to negatively impact traffic patterns in the surrounding area. He also noted that there was a transportation study ongoing which included the freeflow of Liberty Avenue to Fourth Street.

Sean Winters, School District of Beloit, stated the spot in the back is for maintenance and special needs drop off. Mr. Winters mentioned that there will be new parking by the tennis courts with more than 70 parking spots. The School Board is working with all departments throughout the City to have a plan to get the kids to school safely. Councilor Preuschl stated that the School Board should communicate better to the public what is going on with the projects around the high school.

Commissioner Johnson moved to approve the vacation. Commissioner Robson seconded the motion. Motion passed, voice vote. Commissioners Faragher and Haynes were opposed and voted against.

**b. Consideration of the acquisition of land for public right-of-way at the northeast corner of Sixth Street and Middle Street**

Commissioner Johnson moved to approve the item. Commissioner Weeden seconded the motion. Motion passed, voice vote.

**c. Consideration of a Resolution approving one-lot Certified Survey Map for properties located at 3 ABC Drive and 1132 Prince Hall Drive**

Commissioner Weeden moved to approve the Certified Survey Map. Commissioner Johnson seconded the motion. Motion passed, voice vote.

**6. Status Report on Prior Plan Commission Items**

Ms. Christensen indicated that the City Council approved the sign and markers identifying the Walter R Knight Honorary Bridge and approved the Development Agreement for the Cranston Road Assisted Living Facility.

**7. Adjournment**

Commissioner Ruster moved to adjourn the meeting. Commissioner Johnson seconded the motion. Motion passed, voice vote.

Meeting adjourned at 9:11pm.

Minutes respectfully submitted by Amber DesRoberts.