



Planning Commission Committee Meeting Minutes

August 14, 2023

Meeting was called to order at @ 6:00 p.m. in council chambers by Chairman Chase McCall.

Roll Call - Committee members present: Chase McCall, Mike Bleich, Donna Boundy, Mike Allen, David Crow, and Betsy Hammit. Committee Members absent: Keith Lipka, Terry Hutchcraft.

Others present: Mayor Dickey, City Attorney Marc Miller, /Secretary City Clerk Jan Hall, Falcon Pointe Developer Steve Miller, Alderman Sarah Sarantakos

Chairman McCall asked for a motion to approve Minutes of May 25, 2023. Motion made by Mike Allen, 2nd to his motion made by Betsy Hammitt, all in favor, minutes approved.

Hearing no public comment, Chairman McCall stated that due to a personal interest in real estate at Falcon Pointe, he will abstain from discussion and vote, and turned the meeting over to Mike Bleich.

Developer Steve Miller presented the committee with an amended plat to complete his work on Falcon Pointe Subdivision. Note – project began in the late 1990's, with the first TIF II Agreement between the City and Steve Miller signed on June 27, 2005 for a total reimbursement to developer of \$1,987,701.00. Miller's engineer has revised the original plat to enlarge the remaining lots, which will create 9 additional lots to sell. Also in the plans are a cul-de-sac that meets code requirements, as well as all remaining infrastructure. Miller has removed the previous plan of Falcon Pointe Villas (condos). The additional infrastructure is priced at \$350,000, and Developer is requesting the original TIF Agreement be amended to add these costs. The total amount amended amount is \$2,337,701 for approved reimbursable costs.

The northernmost tip of the remaining property undeveloped, approx. 4 acres, will be for sale. Mayor Dickey is negotiating this property for possible location of two new wells for the city.

The original plan had an entrance off IL Rte 47, which requires a permit from IDOT, and is cost prohibitive for the Developer.

Donna Boundy asked if City Engineer Will Gray has reviewed the amended plat, and the answer is yes, he reviewed and approved this amended plat.

Mike Bleich asked if neighbors directly involved have been notified and updated about the change to the plan, to which Developer Miller stated no, not concerned as it is still residential with modifications.

At this point, Mike Allen made a motion to approve and recommend the amended plat as presented to city council, with a second to his motion by Donna Boundy. All members voted to approve this recommendation with Chase McCall abstaining from the vote.

Motion to adjourn at 6:15 p.m. made by Mike Bleich, second by Donna Boundy, meeting adjourn.

Minutes submitted by:

Secretary / City Clerk Jan Hall