

Princeton Plan Commission/Board of Zoning Appeals

Regular Meeting
Tuesday, August 8, 2023
5:30 p.m. at City Hall

Agenda

1. Approval of Minutes from Tuesday, July 11, 2023 Regular Meeting.
2. Approval of Minutes from Friday, August 4, 2023 Lunch Meeting.
3. Review of Landscape Plan – Ollie’s Bargain Outlet Warehouse.
4. Old Business.
5. New Business.
6. Adjournment to the Friday, September 8, 2023 Lunch Meeting at noon at City Hall, with the Regular Meeting taking place on Tuesday, September 12, 2023, 5:30 p.m. at City Hall.

PRINCETON PLAN COMMISSION and BOARD of ZONING APPEALS

**Regular Meeting Minutes
Tuesday, July 11, 2023**

PRESENT: Jim Scruggs, Michael Wendt, Rodney Lange, and Ian Cardosi. Also, Pete Nelson (Zoning Administrator).

ABSENT: Matt Keutzer, Jackie Davis.

The meeting was called to order at 5:30 p.m. by Chair, Jim Scruggs, in the Princeton City Hall Council Chambers.

I. APPROVAL OF MINUTES -- Tuesday, June 13, 2023 Regular Meeting.

MOTION: Bird (2nd Lange) to approve the meeting minutes for Tuesday, June 13, 2023. Motion declared carried by unanimous voice vote. Keutzer and Davis were absent.

II. APPROVAL OF MINUTES – Friday, July 7, 2023 Lunch Meeting.

MOTION: Wendt (2nd Cardosi) to approve the meeting minutes for the July 7, 2023 Lunch Meeting. Motion declared carried by unanimous voice vote. Keutzer and Davis were absent.

III. VARIANCE PETITION FOR ACCESSORY USE – Matt and Abigail Cochran, 429 E. Peru St.

Petitioner, Matt Cochran, explained that for a few reasons, he was petitioning the Board of Zoning Appeals to allow a setback variance of 5 ft. in order to place a new accessory use structure at 5 ft. from his principal residential structure. Code required a 10 ft. setback from the principal structure. He mentioned that although his lot is fairly large, placing the accessory use anywhere else on the lot would require removal of mature trees.

MOTION: Lange (2nd Cardosi) to approve the Variance Petition for a 5 ft. setback from the principal structure. Motion declared carried by unanimous roll-call vote. Keutzer and Davis were absent.

IV. VARIANCE PETITION FOR CORNER-SIDE SETBACK – Jim and Karen Miller 916 W. Central Avenue.

Petitioners, Jim and Karen Miller requested a Corner-side Setback Variance of 6 ft. in order to allow expansion to the west, of the principal structure. This caused a resulting corner-side setback of only 9 ft. Code required a corner-side setback of 15 ft.

MOTION: Cardosi (2nd Wendt) to approve the Variance Petition for a 6 ft. corner-side setback. Motion declared carried by unanimous roll-call vote. Keutzer and Davis were absent.

V. CODE CONFLICT ON PERMITTED USES FOR TWO FAMILY DWELLINGS

Nelson commented that the Land Development Code appears to have conflicting guidance for two-family dwelling units allowed in Residential R-2 districts. Section 14-2-1 (b)(2) of the code implies that two-family dwellings are not permitted uses. Section 14-4-1 implies that two-family dwellings may be permitted uses.

A discussion commenced from Scruggs that it would be preferable to have duplex uses in Residential R-2, Single Family Districts, as Special Uses only. Wendt commented that he preferred to consider duplex uses only in Residential R-3, Multi-family Districts. He believed that duplexes encourage absentee-owner rentals. Cardosi concurred. The consensus was to develop a Text Amendment to the Land Development Code to correct the conflicting language by indicating duplex uses allowed in Residential R-3, Multi-family uses only. Nelson agreed to develop the amendment for review at a future meeting.

VI. OLD BUSINESS – None.

VII. NEW BUSINESS – None.

VIII. ADJOURNMENT

MOTION: Lange (2nd Wendt) to adjourn to the Friday, August 4, 2023 Lunch Meeting at noon at City Hall, and then to the Tuesday, August 8, 2023 Regular Meeting at 5:30 p.m. at City Hall. Motion declared carried by unanimous voice vote. Adjournment at 5:44 p.m.

Submitted by,



Peter Nelson,
Zoning Administrator

Princeton Plan Commission
And
Board of Zoning Appeals
Lunch Meeting Minutes
August 4, 2023

Called to Order at: 12:00 p.m.

By: Jim Scruggs

Attendance:	Ian Cardosi	Present
	Jackie Davis	Present
	Matt Keutzer	Present
	Carol Bird	Present
	Rodney Lange	Absent
	Michael Wendt	Absent
	Jim Scruggs	Present

Pete Nelson, Recorder

Agenda:

1. Landscape Plans – Ollie’s Bargain Outlet Warehouse

No Actions Taken At This Meeting

Motion to Adjourn to: Tuesday, August 8, 2023 Regular Meeting, 5:30 pm at City Hall.

Motion by: Bird

Seconded by: Davis

Unanimous voice vote in the affirmative. Lange and Wendt were absent.












Meeting Adjourned at: 12:33 p.m.

Submitted by:



Recorder

TREE SELECTION SCHEDULE

<u>CONIFER</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>MATURE HEIGHT</u>	<u>MATURE WIDTH</u>
	JUN VIR	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6 FT	30-40'	18-20'
	FIC ABI	PICEA ABIES	NORWAY SPRUCE	6 FT	50-60'	30-40'
<u>ORNAMENTAL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>MATURE HEIGHT</u>	<u>MATURE WIDTH</u>
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1.5" CAL.	15-20'	12-15'
<u>SHADE-LARGE</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>MATURE HEIGHT</u>	<u>MATURE WIDTH</u>
	ACE SVL	ACER RUBRUM 'RED POINTE'	RED POINTE MAPLE	2" CAL.	40-45'	25-30'
	ACE GRN	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CAL.	40-50'	30-40'
	CEL OCC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	45-55'	45-55'
	GLE SKY	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL.	35-40'	30-40'
	GYM KEN	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2" CAL.	60-70'	40-45'
	PLA BLO	PLATANUS X ACERIFOLIA 'BLOODGOOD'	'BLOODGOOD' LONDON PLANE TREE	2" CAL.	40-50'	35-40'
	QUE SWP	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	40-50'	40-50'
	ULM ACC	ULMUS X 'ACCOLADE'	ACCOLADE ELM	2" CAL.	45-55'	40-50'



Ollie's Bargain Warehouse,
Princeton, IL

Landscape Tree Selections



JUNIPER, virginiana

JUNIPERUS VIRGINIANA
Eastern Red Cedar



PICEA ABIES
Norway Spruce
SYRINGA RETICULATA 'IVORY SILK'
Ivory Silk Japanese Lilac Tree



Ollie's Bargain Warehouse,
Princeton, IL

Landscape Tree Selections





ACER S. 'GREEN MOUNTAIN'
Green Mountain Sugar Maple



ACER R. 'RED POINTE'
Red Pointe Maple



Landscape Tree Selections



CELTIS OCCIDENTALIS
Common Hackberry



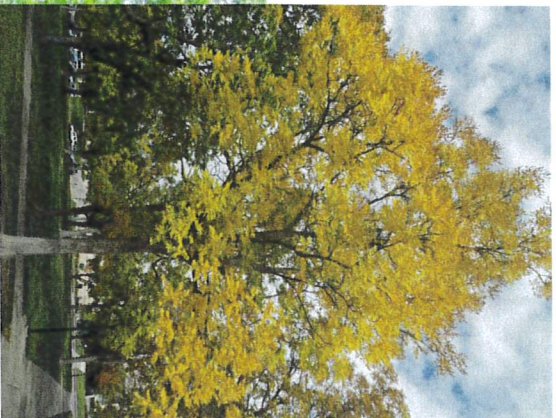
GLEDITSIA T. 'SKYLINE'
Skyline Honey Locust



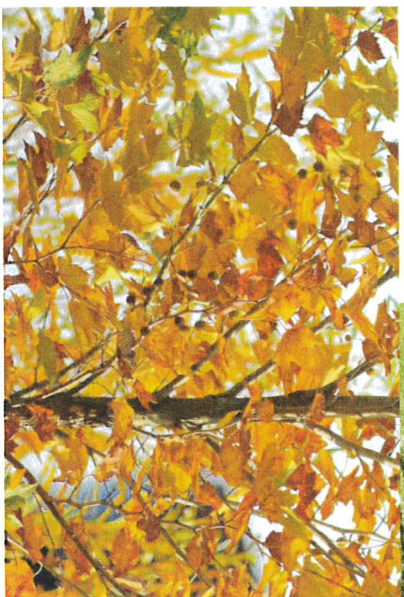
Landscape Tree Selections



Ollie's Bargain Warehouse,
Princeton, IL

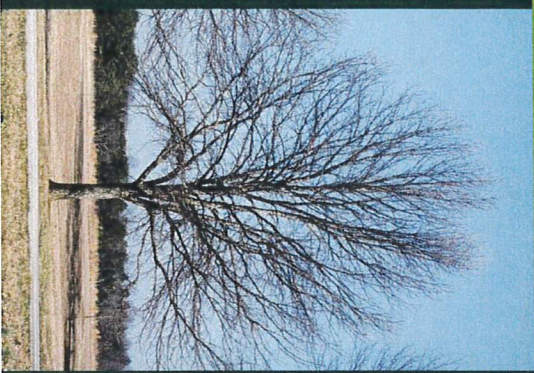


GYMNOCLADUS DIOICA
Kentucky Coffeetree



PLATANUS x A. 'BLOODGOOD'
'Bloodgood' London Planetree

Landscape Tree Selections



QUERCUS BICOLOR
Swamp White Oak












ULMUS x 'ACCOLADE'
Accolade Elm
(Dutch Elm Resistant)

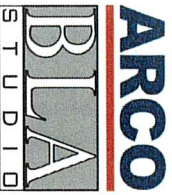
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Ollie's Bargain Warehouse,
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Ollie's Bargain Warehouse,
Princeton, IL

Landscape Tree Selections



JUNIPER virginiana

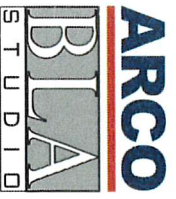
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Eastern Red Cedar



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Norway Spruce
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Ivory Silk Japanese Lilac Tree



Landscape Tree Selections



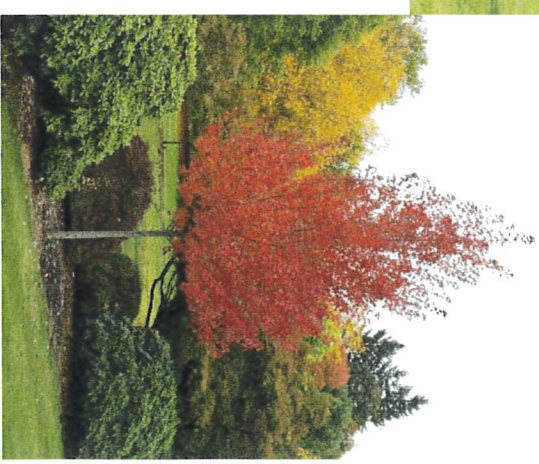
Ollie's Bargain Warehouse,
Princeton, IL



ACER S. 'GREEN
MOUNTAIN'
*Green Mountain
Sugar Maple*



ACER R. 'RED
POINTE'
Red Pointe Maple



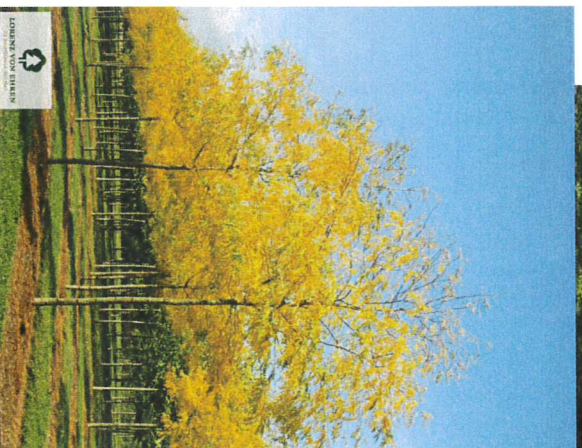
Landscape Tree Selections



CELTIS OCCIDENTALIS
Common Hackberry



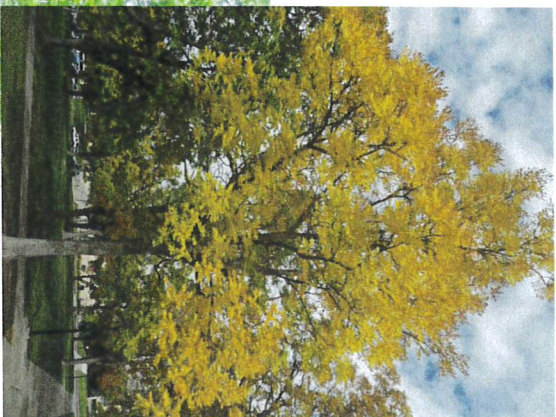
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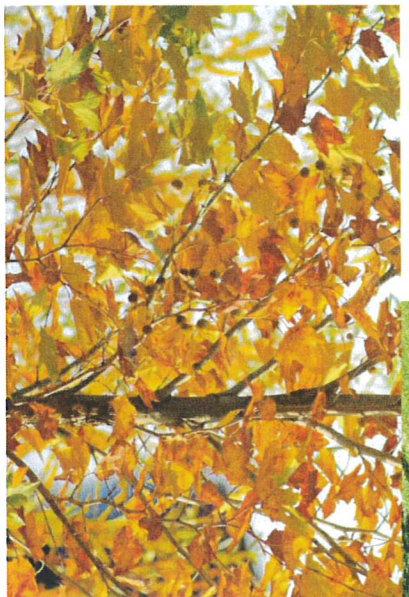
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