

Zoning Board of Appeals and
Plan Commission
Village of Sheridan
Sheridan Fire Department/Webex
August 31, 2020 6:00PM

The Village of Sheridan Zoning Board of Appeals/Plan Commission met on the above date for a continuation of hearing from August 3, 2020. A Roll Call was taken with the following members present: Jamie Walker, Pam Carlson, David Bardson, Maggie Cimbalista, James Helling and Michael Mott. Heather Weber was absent.

Attorney Burton administered an oath to those present who wished to testify.

Jamie Walker called for the consideration of request for a variance from the subdivision ordinance to allow a 1.2-acre parcel. Attorney Burton stated that zoning is already appropriate for the business and what the Plan Commission is considering is a division of land which involves streets and also sewer issues.

Ryan Swanson, with ARC Design, representing the petitioner, began by presenting a diagram representation of the proposed plat for the Dollar General store and its lot on the initial lot. He explained their proposal was to extend the sewer line from Bushnell Street to the proposed division of the lot on County Road 3 (Robinson Street). The subdivision would be approximately a 9,000 square foot retail store with over a little over an acre of the initial lot. The diagram also showed the egress and ingress, parking lots and a sidewalk area in the frontage of the property. He then took questions from the board. Attorney Burton inquired on the truck access route. Ryan stated that it was designed to take trucks in to the north of the ingress and back in to the rear of the property which would typically be once a week. He then asked if this would take away from parking places. Ryan stated that there may be a temporary blockage. Jay Waldvogel inquired on whether the store size of 9,000 square foot is typical size. Ryan stated that they are all pretty much the same, but 9,000 is the most common size.

Multiple questions were raised and directed to John Wathen as to what was going to happen with the remainder of the property. John responded that there were no definite plans as to the development of the property at this point. Attorney Burton inquired if the sewer extension was designed to cover other portions of the property. Ryan stated that potentially it could, and that they would have a small pump on their side to assure the gravity grade. They may have to do something similar on the other lot. Howard Hamilton stated they would be using an 8-inch sewer pipe. Attorney Burton asked if plans existed for a continuation of the current sidewalk from the fire station to the store. Ryan stated that no plans have been prepared for the sidewalk extension which was not currently contemplated. David Bardson inquired if the village would have to pay for sidewalk from the fire department to the store. Maggie Cimbalista inquired if there was going to be residential use of the remainder of the property. John Wathen advised that plans did not exist yet for the rest of the property. Attorney Burton advised that residential use would require a zoning change.

Attorney Burton stated that approval of the subdivision lot would require the Village to take over the jurisdiction of Robinson Street from at or near Bushnell to the North edge of the Village corporate limits. Maggie Cimbalista inquired on who would be responsible for maintenance of the roadway if this was done. Attorney Burton replied that the village would maintain the road if jurisdiction were changed to the Village. Jay Waldvogel mentioned that the other parts of the property would have potential for access from Bushnell Street which would not be as good of an access road as from Robinson Street. David Bardson inquired on the volume of traffic at the location. Howard Hamilton stated that we could request that information from the county or Dollar General.

John Wathen introduced himself as being with Wathen Development, the owner of the property. He was contacted by Dollar General as part of their search for a site in Sheridan. Wathen Development has put their development plans on hold until the Dollar store plans are final. John stated that understands that a zoning change would be needed for other land to be used for residential purposes. John advised that other development will require a further access as Dollar General seeks their own road access. Ken Thompson inquired on what access exists to the north. He believed that the county only wanted one entrance which would be shared by multiple property owners.

Howard Hamilton then reviewed his comments on the project:

- The current manufacturing zoning allows for General Business District uses such as the proposed Dollar General Store as a Permitted Use.
- For proposed Plat of Subdivision provides for 2 lots. Lot 1 is 1.194 acres with a 200-foot frontage on Robinson St (County Hwy 3) and Lot 2 is 15.50 acres with frontages on Robinsons St., Bushnell St., 3rd St. and the northerly extension of Rowe St.
- Robinson St. on the North side of the Village is a County Highway and County approval for a further road access is required unless the Village takes jurisdictional control of the roadway. Approval of the subdivision would be contingent on a grant of an entrance permit onto County Highway 3 by LaSalle County or by the Village if there is a jurisdictional transfer of Robinson Street to the Village.
- The creation of two lots under the proposed plat of subdivision creates a need to provide a road access for both parcels. Howard recommends that the no further access currently be provided the 15.50 acre Lot 2 until the future development uses are known.

It is recommended by Hamilton Engineering that the applicant either:

- Provide a concept plan for the development of Lot 2 or agree to a single access point to Robinson St. with no access from Bushnell or 3rd St.
- The plat should identify that is no current access for Lot 2 from Robinson, Bushnell or 3rd and that the Village will consider a road access for Lot 2 when future development plans are known for Lot 2.
- The Village could revise the Plat of Subdivision to a Planned Unit of Development allowing the Village and Applicant to enter into agreement regarding proposed uses for Lot 2.

Given the current road access problems with LaSalle County, Hamilton Engineering cannot currently recommend approval of the Plat of Subdivision. However, the current road access issues can be resolved. Hamilton Engineering recommends the Village pursue a jurisdictional transfer of Robinson Street from LaSalle County.

Ryan Swanson asked if the Village had authority to grant an entrance for Lot 2 if they took over the roadway. Howard replied yes they would but he recommended they not grant any further entrances until the nature of further development was known. Jay Waldvogel commented on the possible need for traffic control in the area if there wound up being more development, such as a strip mall. Ryan stated there has never been traffic problems at this location. Jamie Skalic inquired on whether Dollar General will be leasing or buying the land from Wathen Development. Ryan stated they would lease. Ken Thompson inquired on the capacity of the sewer lines and the sanitary district being able to handle the addition. Howard stated the Dollar Store would not be a significant sewer user. More questions arose regarding a sidewalk extension to the store. Questions were asked if Village had the population to support a Dollar Store. Ryan stated that stores existed in towns smaller than Sheridan. Mike Mott inquired as to whether the store would sell tobacco and liquor. Ryan stated that they could request of the Village to sell such. David Bardson expressed concern about Village maintenance of the Robinson Street if they were to take over jurisdiction. Pam Carlson inquired about whether the sales tax revenues would cover the costs incurred to taking over the roadway. Attorney Burton advised that the Village would collect some sales tax income from the store.

David Bardson motioned to recommend to the Village Board to make a jurisdictional transfer of Robinson Street to the Village of Sheridan. Michael Mott seconded the motion. A Roll Call Vote was taken:

Jamie Walker-yes
Michael Mott-yes
James Helling-yes
Pam Carlson-yes
Maggie Cimbalista-yes
David Bardson-yes
All in favor. Motion Carried.

David Bardson motioned to recommend that the development provide for a sidewalk continuation to the store. Maggie Cimbalista seconded the motion. A Roll Call Vote was taken:

Jamie Walker-yes
Michael Mott-yes
James Helling-yes
Pam Carlson-yes
Maggie Cimbalista-yes
David Bardson-yes
All in favor. Motion Carried.

Jamie Walker motioned to recommend no other access currently be provided to Lot 2 without knowing the development plans. Pam Carlson seconded the motion. A Roll Call Vote was taken:

Jamie Walker-yes
Michael Mott-yes
James Helling-yes
Pam Carlson-yes
Maggie Cimbalista-yes
David Bardson-yes
All in favor. Motion Carried.

The other item on the agenda was the consideration of request for variance setback for Scott Snell to construct a commercial building on a vacant property at the corner of Plum and Bushnell Streets. Mr. Snell asked to postpone this portion of the hearing.

There being no further business David Bardson motioned to adjourn the hearing. Pam Carlson seconded the motion. All were in favor. Motion Carried.

Respectfully Submitted,

Cathy Grimwood
Village Clerk