

CITY OF BATAVIA

100 N. Island Ave., Batavia, IL 60510
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PLAN COMMISSION & ZONING BOARD OF APPEALS AGENDA

Wednesday, June 21, 2023

7:00 PM

City Council Chambers - First Floor

Questions and comments regarding agenda items can be submitted prior to meeting by emailing drackow@cityofbatavia.net

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Approval Of Minutes:
 - o May 17, 2023 and Joint Elected and Appointed Officials Meeting
 - o May 23, 2023

Documents:

[PC 5-17-23.PDF](#)
[PC-5-23-23-DOWNTOWN PLAN MINUTES.PDF](#)

5. Public Hearing: LBG Medical Resort -37W284 Main Street
Kimley Horn, applicant
 - o Public Hearings
 - A. Amendment to the Comprehensive Plan Land Use Map from Office and General Commercial to Residential >8-15 Dwelling Units per Acre
 - B. Amendment to the Zoning Map for a R4 Zoning District with Planned Development Overlay District
 - C. Conditional Use Permit for a Nursing Home
 - o Plat of Subdivision (Preliminary & Final) (37W284 Main Street, 2399 Main Street - City of Batavia)

- o Design Review

Documents:

[PC-LBG-MEDICAL-PDO-CU-DR-6-16-23.PDF](#)

6. Public Hearing: Proposed Temporary Moratorium For Zoning Applications & Building Permits For Additions And New Structures For LI And GI Zoned Parcels In The SRS South River Street Overlay District
City of Batavia, Applicant

Documents:

[PC TEXT MORATORIUM.PDF](#)

7. Public Hearing: Amendments To The Text Of The Zoning Code For Truck And Semi-Trailer Storage Lots.
 - o Chapter 2.6: Employment Districts
 - o Chapter 4.2: Off-Street Parking and Loading Regulations
 - o Chapter 4.5: Supplemental Use Regulations
 - o Chapter 6: Glossary

City of Batavia, applicant

Documents:

[PC TEXT AMEND MEMO 6-21.PDF](#)

8. Matters From The Public (For Items Not On The Agenda)
9. Other Business
10. Adjournment

Plan Commission

Tom Gosselin, Chair
Tom LaLonde
Sara Harms
Joan Joseph
Amy Moore, Vice Chair
Sue Peterson