



# VILLAGE OF KIMBERLY

## Plan Commission

### Minutes

Tuesday, April 20, 2021

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Chairman Chuck Kuen called the meeting to order at 6:00 p.m. Commissioners present were Dean Schiesl, Norb Karner, Mike Hruzek, Duane Biese, Todd Schneider and Jeremy Freund. Village Administrator Danielle Block, Operations Director Dannhoff and Jeff Noeldner, Midwest Expansion were also in attendance. There were no virtual meeting attendees.

Chairman Kuen introduced and welcomed new Commissioner Jeremy Freund to the Plan Commission.

**Item 2. Minutes.** Motion by Schneider, second by Schiesl to approve the minutes of the March 16, 2021 meeting. Approved unanimously.

**Item 3. Site Plans, Certified Survey Map (CSM), Planned Unit Development (PUD) review** for Midwest Expansion LLP's new four-building, 82-dwelling unit apartment complex at 350, 400, 450, 500 E. Papermill Run. Chairman Kuen introduced the item. Director Dannhoff provided background on the development, the need for the CSM and the PUD. Discussion ensued on the river front elevations, landscaping, signage, façade materials and fire equipment maneuvering. Dannhoff advised that while there are still areas of the plan to refine, it is staffs' recommendation to approve the plan with the noted conditions and to rely on staff to ensure the plans are acceptable prior to advancing. This would enable the Village Board to review the matter and maintain forward movement without delaying the start date of the project.

Motion to approve with staff recommended conditions by Karner, second by Biese. Approved unanimously.

**Item 4. Existing Business.** None.

**Items 5. New Business.** The Commission inquired who was responsible for the retaining wall between N. Main St. and Papermill Run and if there were plans for improvement. Administrator Block advised the Village is responsible and that no plans are yet in place. Improvement plans would likely be the product of a development in this area.

Chairman Kuen informed the Commission that a joint meeting of the Kimberly Economic Development Organization (KEDO) and the Community Development Authority (CDA) discussed improving the downtown area and developing an identity for this area in making it more attractive. Chairman Kuen advised that staff has initiated efforts to address property maintenance concerns in the area and are investigating options for encouraging improvements in this business district.

The Commission inquired of any progress with the lands north of Shopko. Chairman Kuen and Administrator Block advised there are ongoing discussions with a developer.

Chairman Kuen informed the Commission that an auction has been scheduled for the Shopko property in May 2021. The Commission was also apprised that the strip mall south of Anduzzi's is being advertised for an auction as well.

The Commission inquired what uses are permitted for the Village's vacant lots on Kimberly Avenue. Chairman Kuen informed the Commissioners they are zoned for business, commercial and retail. He provided context on past conceptual development plans for the lots.

**Item 6. Adjournment.** Motion by Karner, second by Biese to adjourn. Passed unanimously. Meeting adjourned 6:27 pm.

Respectfully Submitted,

Allyn Dannhoff  
Director of Operations