



# Plan Commission Meeting - Public Hearing Agenda

Tuesday, January 13, 2026 at 6:30 PM

City Hall Annex - 128 East Railroad Street, Sandwich, IL 60548

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**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes**

A. Approval of Minutes for Plan Commission Special Meeting from April 22, 2025.

**4. Public Hearing - PC-2026-01** to consider re-zoning of 8.72-acre parcel known as 2300 E. Church Street from B-3 (Service, Automotive, and Wholesale Business District) to R-5 (General Residence District) for the development of 57 units of 55 and older housing. PARCEL IDENTIFICATION NUMBER: 01-30-451-001; PETITIONER: Woda Cooper Development Inc.

A. Staff Report

**5. Public Hearing PC-2026-02** - to consider the modification of Section 98-31 to remove the requirement that all annexed land used for agricultural purposes must be classified as an AG - Agricultural District and change to state that annexed land used for agricultural purposes may be classified as an AG Agricultural District or an R-1 One-Family Residence District when annexed to the City.

A. Staff Report

**6. Public Hearing PC-2026-02** to consider the modification of Section 98-32 to remove the 40-acre minimum lot area requirement for a farm residence, and other related matters.

A. Staff Report

**7. Public Hearing PC-2026-03** to consider modification of Section 98-145 to change the approach slope of the runway protection zone (RPZ)

A. Staff Report

**8. New Business**

A. Discussion and possible approval of Resolution No. PC-2026-01 - A Resolution Recommending to the City Council Approval of a Zoning Map Amendment for the Property Located at 2300 E. Church Street (8.72 Acres) from B-3 (Service, Automotive, and Wholesale Business District) to R-5 (General Residence District) for a 55+ Residential Development

B. Discussion and possible approval of Resolution No. PC-2026-02 - A Resolution Recommending to the City Council Approval of Text Amendments to Sections 98-31 and 98-32 of the Sandwich Municipal Code (Zoning Ordinance)

*(Modification of Section 98-31 to remove the requirement that all annexed land used for agricultural purposes must be classified as an AG - Agricultural District and change to state that annexed land used for agricultural purposes may be classified as an AG Agricultural*

*District or an R-1 One-Family Residence District when annexed to the City and modification of Section 98-32 to remove the 40-acre minimum lot area requirement for a farm residence, and other related matters.)*

- C. Discussion and possible approval of Resolution No. PC-2026-03 - A Resolution Recommending to City Council Approval of Text Amendments to Sections 98-145 of the Sandwich Municipal Code (Zoning Ordinance)

(Modification of Section 98-145 to change the approach slope of the Runway Protection Zone (RPZ))

**9. Public Comment**

**10. Adjournment**