



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