Plan Commission Meeting - Jul 14 2026 Agenda

Tuesday, July 14, 2026 at 6:00 PM

Council Chambers 201 E. Jefferson Ave. Effingham, IL 62401

1. Opening

1.1 Chairman Calls Meeting to Order

1.2 Roll Call

1.3 Pledge of Allegiance

2. Approve Minutes

2.1 Minutes of the June 9, 2026 Plan Commission Meeting

06-09-2026 PC Minutes.pdf

Approve

3. Preliminary & Final Plats

3.1 Webb's Subdivision Second Addition

07-08-2026 Plan Commission Letter - Webb's Subd Second Addition w plats.pdf

Recommendation to City Council

3.2 Replat of Lots 1 and 2 Voyles Utz Subdivision 1st Addition

07-08-2026 Plan Commission Letter - Replat of Lots 1 and 2 Voyles Utz Subd 1st Add w plat.pdf

Recommendation to City Council

3.3 Replat of Block 14 Western Addition

07-08-2026 Plan Commission Letter - Replat of Block 14 Western Addition w plat.pdf

Recommendation to City Council

3.4 Hawickhorst Subdivision

07-08-2026 Plan Commission Letter - Hawickhorst Subdivision w plats.pdf

Recommendation to City Council

3.5 Blue Beacon Subdivision No. 2

07-08-2026 Plan Commission Letter - Blue Beacon Subdivision #2 w plats.pdf

Recommendation to City Council

4. Site Plan

4.1 Farm Credit Illinois

07-08-2026 Farm Credit Site Plan.pdf 07-08-2026 Plan Commission Letter - Farm Credit Site Plan.pdf

Approve, Approve with Conditions

5. Public Hearing

5.1 Petition for Rezoning - NU Nonurban District to B-2 General Commercial District
PETITIONER(S): CPW Properties, LLC
OWNER(S): Maxedon Outdoor Solutions Inc.
PROPERTY INDEX NUMBERS (PIN): Part of 11-07-012-048
ADDRESS / LOCATION: 11052 E. State Hwy 33
REQUESTING: Rezone from NU Nonurban District to B-2 General Commercial District

EXECUTED Petition - 11052 E State Hwy 33 - Rezone NU to B2 - Willenborg.pdf

Plan Commission Letter - 11052 E State Hwy 33 - Rezone NU to B2 - Willenborg.pdf

Recommendation to City Council

5.2 Petition for Rezoning - B-1 Neighborhood Shopping District and R-3D Multiple-Dwelling District to B-2 General Commercial District
PETITIONER(S)/OWNER(S): Speer Holdings, LLC, Carol and Elvan Wallace, Karen S. Etter and Jeffrey K. Speer Trust

ADDRESS / LOCATION: 605, 607, 609, 611 W. Fayette Avenue AND 600, 602, 604, 606, 608, 610 W. Edgar Avenue

PROPERTY INDEX NUMBERS (PIN): 03-16-034-012, 03-16-034-013, 03-16-034-014, 03-16-034-015, 03-16-034-022, 03-16-034-023, 03-16-034-024, 03-16-034-025, 03-16-034-026, 03-16-034-027

REQUESTING: B-1 Neighborhood Shopping District and R-3D Multiple-Dwelling District to B-2 General Commercial District

EXECUTED Petition - Maple and Fayette - Rezone B1 and R3D to B2 - Speer.pdf

Plan Commission Letter - Maple and Fayette - Rezone B1 and R3D to B2 - Speer.pdf

Recommendation to City Council

5.3 Petition to Vacate Alley - Block 14 of Western Addition - Linden and Maple Streets –

Fayette and Edgar Avenues
The portion of the alley to be vacated is described as follows, to-wit:

The East West alley lying South of Lots 1 to 6 and North of Lots 7 to 12 in Block 14 of Western Addition to the Town of Effingham (now City of Effingham), reference being had to Book K, Page 640 in the Effingham Recorder's Office, Effingham County, Illinois, being South of Fayette Avenue, North of Edgar Avenue and between Linden Street and Maple Street

PETITIONER(S)/OWNER(S): 601 W. Fayette, LLC, Speer Holdings, LLC, Carol and Elvan Wallace, Karen S. Etter and Jeffrey K. Speer Trust

PROPERTY INDEX NUMBERS (PIN): 03-16-034-011, 03-16-034-012, 03-16-034-013, 03-16-034-014, 03-16-034-015, 03-16-034-022, 03-16-034-023, 03-16-034-024, 03-16-034-025, 03-16-034-026, 03-16-034-027

EXECUTED Petition - Maple and Fayette - Vacate Alley - Speer.pdf

Plan Commission Letter - Maple and Fayette - Vacate Alley - Speer.pdf

Recommendation to City Council

5.4 Petition for Special Use Permit - Special Use (20) – Miniwarehouse in the B-2 or M-1 District
PETITIONER(S): Matthew and Amy Dammerman
OWNER(S): David Habbe AND CPW Properties, LLC
PROPERTY INDEX NUMBERS (PIN): 03-16-022-085 and 03-16-022-038
ADDRESS / LOCATION: 110 N. Henrietta Street
REQUESTING: Special Use Permit (20) for a Miniwarehouse in the B-2 or M-1 District

EXECUTED Petition - 110 N Henrietta Street - SUP 20 - Dammerman.pdf

Plan Commission Letter - 110 N Henrietta Street - SUP 20 - Dammerman.pdf

Recommendation to City Council

6. Discussion and Recommendation

7. Discussion Only

8. Public Comments

9. Next regularly scheduled meeting of the Plan Commission

9.1 Next regularly scheduled meeting of the Plan Commission is August 11, 2026

10. Adjournment