Plan Commission Meeting - Aug 11 2026 Agenda

Tuesday, August 11, 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

1.4 Recognition of Retiring Plan Commission Member and Chair - Brian Hayes
Brain Hayes has served on the Plan Commission for 23 years, appointed in 2003, and has served as Chairman since 2018. The City of Effingham extends its sincere thanks to Brian's many years of service to our community.

1.5 Election of Chair and Vice-Chair (if necessary)
Due to the resignation of Chair Brian Hayes, a new Chair needs to be elected - and Vice-Chair if necessary.

2. Approve Minutes

2.1 Minutes of the July 14, 2026 Plan Commission Meeting
07-14-2026 PC Minutes.pdf

Approve

3. Preliminary & Final Plats

4. Site Plan

4.1 Scooters Coffee - 611 W. Fayette Avenue
Scooters Coffee Site Plan - 611 W. Fayette Avenue.pdf

Approve, Approve with Conditions

4.2 Fox Holler Expansion - 1200 S. Banker Street
Fox Holler Site Plan - 1200 S Banker Street.pdf

Approve, Approve with Conditions

5. Public Hearing

5.1 RECONVENE FROM MAY 12, 2026 AND JUNE 9, 2026 PLAN COMMISSION MEETING
Petition For Special Use Permit - (50) Recovery Residence, as defined by the Illinois Substance Use Disorder Act, that does not meet the requirements of a Recovery Home

PETITIONER(S): Oxford House Volta
OWNER(S): Matthew Motzel
ADDRESS / LOCATION: 1004 W. Virginia Avenue
PROPERTY INDEX NUMBERS (PIN): 03-16-008-015
REQUESTING: Special Use Permit (50) Recovery Residence, as defined by the Illinois Substance Use Disorder Act, that does not meet the requirements of a Recovery Home

Executed Petition - Oxford House Volta - Special Use Permit - 1004 W. Virginia Ave.pdf

Oxford House Volta 05-12-2026 - Plan Commission Letter - revised 06-29-2026 - revised 08-06-2026.pdf

Recommendation to City Council

5.2 Petition for Rezoning - B-2 General Commercial District to M-1 Light Industrial District
PETITIONER(S)/ OWNER(S): Stacey Durbin
ADDRESS / LOCATION: S. Banker Street (US 45)
REQUESTING: Rezone B-2 General Commercial District to M-1 Light Industrial District
PROPERTY INDEX NUMBERS (PIN): Part of 14-10-005-113 – East of drainage ditch

Durbin EXECUTED Petition - Rezone B2 to M1 - 2026.pdf

Durbin 08-06-2026 Plan Commission Letter.pdf

Recommendation to City Council

5.3 Petition for Special Use Permit - Special Use (43) – Solar Energy System in a NU, M-1, or M-2 District
PETITIONER(S): Heartville Solar 4, LLC and Heartville Solar 5, LLC
OWNER(S): Dennis R. Marxman and Linda L. Marxman Revocable Living Trust
ADDRESS / LOCATION: 600 feet South of 1000th Avenue (Dutch Lane) and between N. 1325th Street and N. 1375th Street
REQUESTING: Special Use (43) “Solar Energy System in a NU, M-1, or M-2 District.”
PROPERTY INDEX NUMBERS (PIN): Part of 14-10-017-025 and Part of 14-10-017-021

Heartville Solar EXECUTED Petition - Special Use Permit - rev 1.pdf

Heartville Solar 4 & 5 SUP Application with Exhibits - City of Effingham - 07-17-2026 - PC Submittal.pdf

Heartville Solar 08-06-2027 - Staff Review Letter.pdf

Heartville Solar - Save Our Farms Heartville Petition.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 September 8, 2026

10. Adjournment