



Meeting: **Plan Commission Meeting**  
Place: 2456 Glendale Avenue  
*See the **NOTE** at the bottom of the agenda for teleconference meeting information.*  
Date/Time: **June 21, 2021 @ 5:30 p.m.**  
Web Page: [www.villageofhoward.com](http://www.villageofhoward.com)

**PLAN COMMISSION**

**APPOINTED STAFF**

Village President Burt R. McIntyre  
Plan Commission Member Ellery Gulbrand  
Plan Commission Member Randy Smith  
Plan Commission Member Natasha Gwidt  
Plan Commission Member Mark Semrau  
Plan Commission Member Daniel Kussow  
Plan Commission Member Mike Soletski  
Plan Commission Alternate Jamila Seaton

Village Administrator Paul F. Evert  
Director of Community Develop. Dave Wiese  
Director of Administrative Services Chris Haltom  
Director of Public Works Geoff Farr

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1. **CALL TO ORDER**
  2. **ROLL CALL**
  3. **RECITE THE PLEDGE OF ALLEGIANCE**
  4. **APPROVE THE AGENDA FOR THE MEETING**
  5. **[APPROVE THE PLAN COMMISSION MINUTES FROM THE MAY 17, 2021 MEETING](#)**
  6. **[5:30 P.M. PUBLIC HEARING to consider a request from Bayland Buildings to rezone Parcel VH-228 from A-1 Exclusive Agriculture to B-1 Business and also consider a request for Conditional Use Approval for a convenience store/gas station with rental units, fuel island and car wash](#)**
  7. **[ACTION on the rezoning and conditional use requests from Bayland Buildings for Parcel VH-228](#)**
  8. **[5:45 P.M. PUBLIC HEARING to consider a request from Velp Avenue Storage, LLC to rezone from B-2 Highway Commercial to Preliminary Planned Development District to construct a new retail/office building, mini-warehouse/ storage units and Tavern/Bar at 1745 and 1751 Velp Ave., VH-576 and VH-578-1](#)**
  9. **[ACTION on the request from Velp Avenue Storage LLC for a Preliminary Development District at 1745 and 1751 Velp Ave., VH-576 and VH-578-1](#)**
  10. **[6:00 P.M. PUBLIC HEARING to consider a proposal from the Village of Howard to amend Sec. 50-453 \(10\) regarding the setback regulation for single-family homes in the R-5 Rural Estate Residential Zoning District to coincide with the setbacks of the R-1 Residential Single-Family Zoning District](#)**
  11. **[ACTION on the proposal to amend Sec. 50-453 \(10\) regarding the setback regulation for single-family homes in the R-5 Zoning District](#)**

12. 6:05 P.M. PUBLIC HEARING to consider a proposal from the Village of Howard to amend Sec. 50-952 (3) regarding the height of fences in the front or corner side yard to allow for a height of 4 feet
13. ACTION to consider a proposal to amend Sec. 50-952 (3) regarding the height of fences in the front or corner side yard
14. 6:10 P.M. PUBLIC HEARING to consider a proposal from the Village of Howard to amend Sec. 50-506. - Building height regulations. Buildings and structures in the business (B-1) Zoning District shall not exceed 40 feet in height.
15. ACTION on the proposal to amend Sec. 50-506 regarding building height regulations in the B-1 Zoning District
16. Review and take action on a site plan for the Bank of Luxemburg to construct a branch office at Cardinal Lane and Hillsdale Court, VH-461
17. Review and take action on Resolution 2021-18, renaming a portion of Shawano Avenue to Elmhurst Avenue
18. FUTURE AGENDA ITEMS
19. ADJOURN THE MEETING

**NOTE:** Due to the COVID-19 pandemic, interested parties and the media are encouraged to attend via computer, tablet or smartphone here: <https://global.gotomeeting.com/join/707908725>

You can also dial in using your phone.  
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (408) 650-3123  
- One-touch: <tel:+14086503123,,707908725#>  
Access Code: 707-908-725