



Executive Summary

Plan Commission Meeting of March 18, 2026

Washington Avenue Site Plan Review; SP-25-15

BACKGROUND

The applicant, on behalf of IBEW Local 430, proposed a 11,500 square foot local business office and meeting hall for their general membership. They described additional building and operation details within their application narrative. The staff reviewed the applicant's original submittal in last December and provided 10 review comments. The applicant revised the plans, met all 10 review comments, and resubmitted these plans for Plan Commission consideration. The staff comment the applicant for their willingness to be creative in addressing staff comments and particularly note the over an acre of prairie restoration contained within the landscaping plans for the application.

The staff thank the applicant and property owner for considering the Village's request to use the new hall, once constructed, as a potential poll location. That request is above and beyond the Plan Commission's review authority but demonstrates a willingness by the property owner to discuss ways in which they can be a part of the community and contribute to their local government operations.

COMPREHENSIVE PLAN

The application complies with the Comprehensive Plan, which designates this primary commercial, with a small portion at the north end of the property designated *park, recreation, and natural areas*. The application also complies with the Park and Open Space Plan and the Master Bicycle Plan.

ZONING

This application meets the requirements of Chapter 90 of the Code of Ordinances. The applicant used alternative compliance procedures in two instances.

1. The applicant used the alternative compliance procedures permitted by [§ 90-130.40\(a\)](#) and set within [§ 90-405.40: Alternative compliance](#) to reduce the building height below the two-story minimum in the C-3 District. Specifically, the Community Development Director found that the site met alternative compliance subsections (b)(1), (2), and (5).
2. The applicant used the alternative dimension procedures for parking spaces permitted within [§ 90-420.100\(m\)](#). The Community Development Director recommends that the Plan Commission find that the application meets the regulations contained within that subsection to permit slightly larger parking stall sizes as discussed within the applicant's narrative and shown on the site plans.

STRATEGIC PLAN

The application meets the following key strategies and outcomes from ***Confident in the Future: Mount Pleasant 2030 Strategic Plan***.

- **Partner and Promote.** Seek out and promote collaborative alliances to benefit the community.
 - **Outcome:** Partnerships with other government and civic organizations to better serve citizens. Residents of the Village rely on services provided by a range of different government entities and nonprofit organizations. The Village will work with those partners to communicate with citizens and improve services.
- **Balance Growth and Development.** Planning major Village initiatives to optimize budgeting impact,

ensuring compliance with the Comprehensive Plan.

- **Outcome: Welcoming and competitive community for a variety of housing types and commercial development.** Development processes are streamlined, fair, and predictable for both developers and citizens, encouraging companies and individuals to invest in the Village.
- **Outcome: Adequate parks and open space for current and future population needs.** The Village preserves, enhances, and expands its park land and other natural open spaces to make Mount Pleasant a more attractive place to live and visit.

RECOMMENDATION

The staff recommend that the Plan Commission ***moves to approve SP-25-15.***

FISCAL IMPACT

The staff did not complete a fiscal analysis for this project, as the end user is exempt from property taxes.

PREPARED BY

Samuel Schultz, Community Development Director