



Village Planning Committee Meeting Summary

Z-35-25-7

*REVISED August 8, 2025

Date of VPC Meeting	July 15, 2025
Request From:	RE-43
Request To:	A-1
Proposed Use:	Truck and semi-trailer parking and rental parking
Location	Approximately 554 feet south of the southeast corner of 69th Avenue and Van Buren Street
VPC Recommendation	*Approval, per staff recommendation
VPC Vote	4-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Vice Chair Lisa Perez announced that the committee has seen numerous cases in this area rezoning their property from RE-43 to A-1. Vice Chair Perez added that the committee has seen the presentation numerous times and thanked the applicant for their work. Vice Chair Perez asked the committee if they would like to hear the presentations. The committee agreed to not have staff nor the applicant present.

Questions from the Committee:

Dustin Thrower noted that his church was in this neighborhood and that he appreciated that the applicant was cleaning up the area.

Romona Burris asked if the subject site was located south of the school where all the semitrailer vehicles are parked. **Shaine Alleman** confirmed. **Ms. Sanchez Luna** displayed the south street view. **Ms. Burris** noted that she didn't have any additional questions.

Kristine Morris asked if there were any public comments or letters in opposition. **Vice Chair Perez** stated that the applicant has been in contact with Jenni, a very active member of the community. Vice Chair Perez asked the members of the public if they would like to make a comment. **Mr. Alleman** stated that the individuals present were the property owners.

Ms. Morris asked if rezoning the site would clear up any issues regarding parking and semitrailers blocking the road. **Mr. Alleman** confirmed and added that on-street parking would not be permitted.

Public Comments:

None.

Applicant Response:

None.

Committee Discussion:

None.

Motion:

Romona Burris motioned to recommend approval of Z-35-25-7, per the staff recommendation. **Dustin Thrower** second the motion.

Vote:

4-0, Motion to recommend approval of Z-35-25-7, per the staff recommendation passed with Committee Members Burris, Morris, Thrower, and Perez in favor.

Staff comments regarding VPC Recommendation:

None.