

Item 25-0713: Request to approve a release of the Northeast Business Park Plat No. 3 Deed Restrictions and Covenants for two (2) parcels generally located west of the CTH OO/USH 441 Interchange, south of E. Winslow Avenue (Tax Id #31-1-5351 & 31-1-5352) (part of the Chris J. Hartwig Revocable Trust property)

Community Development Committee

Wed, Jun 25, 2025 4:30PM

Aldersperson Denise Fenton (District 6) 01:36

We have no public hearings or appearances, so we'll move directly into our action item. We have just one, 25-0713, request to approve a release of the Northeast business park plat number three deed restrictions and covenants for two parcels generally located west of County Highway OO/US highway 441 interchange south of east Winslow Avenue (tax IDs number 31-1-5351 and 31-1-5352) part of the Chris J Hartwig revoc—revocable trust property. and I think Economic Development Specialist Paul is going to talk to us about this one. Director two?

Lily Paul (Economic Development Specialist - Community Development) 02:26

Thank you, Vice Chair. I'll do a little bit of background, actually, first. So, this area that you can see on your screen that's highlighted, there is a blue portion that's highlighted. That actually has been, I guess, requested to be annexed into the city, and that's going through the proper processes right now. Moving forward, just at the meeting before the set plan commission, that blue property that's proposed to be annexed in—is it already annexed in? It's already annexed in. That is actually being proposed to be rezoned to our C2 district, so more of a commercial use. That's kind of what they're hoping visioning for this area. When we talk to the Hartwig revocable trust, that's just what they're wanting.

Lily Paul (Economic Development Specialist - Community Development) 03:08

So fast forward now, today, these two parcels that we're talking about, this is going to be part of this kind of overview general plan that they want with the commercial corridor. It currently is M1 in a business park, and so in order for them to go through with their vision, we would, one, rezone it. With the rezone there are covenants currently on these properties. Even if you rezone it, they still have to abide by the covenants, which are very industrial-based. So, we are looking to release those covenants so they can move forward with the type of plan they have.

Aldersperson Denise Fenton (District 6) 03:42

Thank you. We need to still get a motion to get this on the floor.

Aldersperson Vered Meltzer (District 2) 03:47

Move to approve.

Aldersperson Patti Heffernan (District 8) 03:48

Second.

Aldersperson Denise Fenton (District 6) 03:49

All right, so we have a motion and a second. Any discussion/questions up here? Alder Meltzer.

Alderson Vered Meltzer (District 2) 03:56

Yeah, I'm just curious, because removing deed restrictions isn't something that I'm very experienced with. What was—so was the original purpose of the deed restrictions was just to kind of keep it industrial, and now that intention has changed?

Lily Paul (Economic Development Specialist - Community Development) 04:17

Essentially, yes, but the purpose, I guess, of deed restrictions is to—I guess they're more strict than just zoning. So, it's specifically in industrial parks within like an inner city like this. It helps with appearances, setbacks, you know, noise, things like that. Just so there is a standard that stays throughout this industrial park. And so, with it being released from the covenants or the deed restrictions, they'll still have to abide by zoning code.

Alderson Vered Meltzer (District 2) 04:48

So, the—

Alderson Denise Fenton (District 6) 04:51

Go ahead.

Alderson Vered Meltzer (District 2) 04:53

Okay. So, the original deed restrictions, those were—those came from the property owners, or were they?

Lily Paul (Economic Development Specialist - Community Development) 05:00

We created them.

Alderson Vered Meltzer (District 2) 05:01

Okay.

Lily Paul (Economic Development Specialist - Community Development) 05:01

Yep, so it was a city owned and created industrial park, and we created those deed restrictions.

Alderson Vered Meltzer (District 2) 05:07

Okay, thank you.

Alderson Denise Fenton (District 6) 05:09

Any other questions? I just have one, if I may. Just, is there any concern about—so we have two plats within the industrial park that we're releasing the deed restrictions and covenants on. Any concern that that would be a problem for any of the other properties in that park?

Lily Paul (Economic Development Specialist - Community Development) 05:33

No, because we have justification. If—actually, if you look on the map as well, there is a corner lot closest to Northland and Winslow. (Is that what it is?) That corner lot that's actually already zoned C2 and it is not within those deed restrictions' boundary. So, by it being essentially adjacent, then we can justify, like, this is going to be part of a core, a new corridor.

Alderson Denise Fenton (District 6) 05:57

Okay. Thank you. All right. Any other questions/comments? All right, seeing none, let's go ahead and vote. All those in favor please signify by saying aye. Aye. That passes four zero.