

**VILLAGE OF PEOTONE  
PLANNING / ZONING COMMISSION  
PUBLIC HEARING  
MINUTES OF OCTOBER 28, 2015**

THE REGULAR MEETING OF THE PEOTONE VILLAGE PLANNING / ZONING COMMISSION WAS CALLED TO ORDER AT 6:05 P.M. AT THE MUNICIPAL COMPLEX HALL, 208 E. MAIN STREET, PEOTONE, ILLINOIS BY THE PLANNING / ZONING CHAIRMAN, GARY. THE FOLLOWING COMMISSION MEMBERS ANSWERED ROLL CALL: MR. HUDSON, MR. MALTESE, MR. RADEMACHER, MR. PETREIKIS, MR. JONES, MR. MERCER, AND MR. SMITH. ALSO PRESENT WERE MR. LENET, THE CLERK, ADMINISTRATOR, MEMBERS OF THE CHRIST COMMUNITY CHURCH, MR. DAVIS, AND MS. STEEVES.

**CALL TO ORDER  
ATTENDANCE**

MOTION BY RADEMACHER, SECONDED BY SMITH, TO APPROVE THE MINUTES OF THE MAY 20, 2015 PLANNING / ZONING MEETING AS WRITTEN. RADEMACHER, SMITH, HUDSON, MALTESE, PETREIKIS, JONES, AND MERCER VOTING AYE; MOTION CARRIED.

**MINUTES**

THE PURPOSE OF THE PUBLIC HEARING WAS TO HEAR CASE PZ15-P01, A PETITION REQUESTING A SPECIAL USE IN A B-1 RETAIL BUSINESS DISTRICT. THE SPECIAL USE WOULD BE FOR THE PURPOSE OF ESTABLISHING A CHURCH IN AN EXISTING BUILDING WITH PARKING ON THE ADJACENT LOT WITH THE COMMON ADDRESS OF 103 W. CORNING AVENUE, PEOTONE, ILLINOIS. THE PEOTONE PARK DISTRICT IS THE CURRENT OWNER AND CHRIST COMMUNITY CHURCH IS THE PETITIONER.

**PUBLIC HEARING  
CASE: PZ15-P01  
SPECIAL USE  
103 W. CORNING AVENUE  
CHRIST COMMUNITY CHURCH**

MS. STEEVES, ATTORNEY FOR CHRIST COMMUNITY CHURCH, EXPLAINED THAT THE CHURCH HAS BEEN MEETING AT THE HIGH SCHOOL. THEY HAVE AN AVERAGE OF SEVENTY-ONE CARS PER SUNDAY FOR THE SERVICES. THE CONTRACT FOR THE PURCHASE OF 103 W. CORNING AVE. IS PENDING APPROVAL OF THE SPECIAL USE.

A PARKING LOT DESIGN HAD BEEN SUBMITTED WITHOUT DIMENSIONS. NO BUILDING DESIGNS WERE SUBMITTED.

MR. DAVIS FROM THE ASPEN DESIGN GROUP EXPLAINED THE BUILDING DESIGN. WHEN ASKED BY MR. MALTESE WHAT THE PLAN WAS FOR THE EXTERIOR OF THE BUILDING, MR. DAVIS STATED THAT THE INTERIOR WOULD BE DONE FIRST AND THE EXTERIOR WOULD BE DONE AFTER.

MR. LENET STATED THAT THE COMMISSION NEEDED TO REVIEW THE SIGHT PLAN, SEATING CAPACITY, AND THE TRAFFIC FLOW. THE PARKING LOT DESIGN NEEDED TO INCLUDE DIMENSIONS.

MS. STEEVES STATED THAT THE SPECIAL USE PACKET INSTRUCTIONS DID NOT REQUIRE AN ARCHITECTURAL PLAN. SHE SUGGESTED THAT THE PACKET SHOULD BE UPDATED TO INCLUDE THE PLANS. IT WAS ASKED IF APPROVAL COULD BE GIVEN CONTINGENT UPON RECEIVING THE PLANS. THE RESPONSE FROM THE COMMISSION WAS NO, BUT THE HEARING COULD BE CONTINUED TO A FUTURE DATE. THE CONSENSUS OF THE COMMISSION WAS THAT THEY SAW NO PROBLEM WITH THE SPECIAL USE, BUT THE FOLLOWING DOCUMENTS WOULD NEED TO BE SUBMITTED AND REVIEWED BY THE COMMISSION: A SITE PLAN WITH DIMENSIONS, A LIGHTING PLAN, A LANDSCAPE PLAN, A BIKE PLAN, A SEATING PLAN, A SIGNAGE PLAN, AND ELEVATIONS.

MOTION BY MALTESE, SECONDED BY SMITH, TO CONTINUE THE PLANNING / ZONING PUBLIC HEARING TO NOVEMBER 18, 2015, AT 6:00 P.M. AT THE MUNICIPAL COMPLEX HALL, 208 E. MAIN STREET, PEOTONE, ILLINOIS. MALTESE, SMITH, RADEMACHER, PETREIKIS, JONES, MERCER, AND HUDSON VOTING AYE; MOTION CARRIED.

**CONTINUE MEETING TO  
11/18/15**

ON NOVEMBER 18, 2015, AT THE MUNICIPAL COMPLEX HALL, 208 E. MAIN STREET,

**11/18/15 HEARING**

PEOTONE, ILLINOIS THE PUBLIC HEARING CONTINUED FROM OCTOBER 28, 2015, WAS CALLED TO ORDER AT 6:01 P.M. THE FOLLOWING PLANNING / ZONING COMMISSION MEMBERS WERE PRESENT: MR. HUDSON, MR. MALTESE, MR. RADEMACHER, MR. PETREIKIS, MR. JONES, MR. MERCER, AND MR. SMITH. ALSO PRESENT WERE MR. LENET, THE CLERK, ADMINISTRATOR, MEMBERS OF THE CHRIST COMMUNITY CHURCH, MR. DAVIS, AND MS. STEEVES.

**RECONVENED**

MOTION BY MALTESE, SECONDED BY RADEMACHER, TO RECONVENE THE OCTOBER 28, 2015, PLANNING / ZONING PUBLIC HEARING FOR CASE P15-P01 AT 6:01 P.M.

CHAIRMAN HUDSON INQUIRED IF ANYONE FROM THE CHRIST COMMUNITY GROUP WOULD LIKE TO PRESENT THE NEW INFORMATION SUBMITTED TO THE COMMISSION. MR. DAVIS EXPLAINED THE MODIFICATIONS FOR THE PARKING LOT AND LANDSCAPE. THE HANDICAP SPACES ARE MOVED TO THE CHURCH DOOR AND THE SPACES ARE BIGGER. THE DESIGN PLANS SUBMITTED WERE REVIEWED AND DISCUSSED. ADDITIONAL PARKING WAS DISCUSSED. WHEN THE CHURCH ARRANGED FOR ADDITIONAL PARKING, A COPY OF THE LEASE AGREEMENT WOULD BE REQUIRED TO BE FORWARDED TO THE VILLAGE.

**DAVIS / INFO PRESENTATION**

THE COMMISSION DELIBERATED FOR THE FINDINGS OF FACT AND FOUND AS FOLLOWS:

**FINDINGS OF FACT**

DATE: 11/18/2015

CASE No.: PZ15-P01

FINDINGS: SPECIAL USE

Each of the following standards were addressed indicating how they relate to the request.

- (a) How will the establishment, maintenance or operation of the special use proposed not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the citizens of the Village?

**Building and property will be improved to comply with current codes and ordinances to protect the citizens of the Village.**

- (b) Explain how the proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood?

**This special use will improve property values in the area. It will be an attractive improvement in Downtown of the Village.**

- (c) Explain how the proposed special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

**Per plan, special use will not affect surrounding property other than to attract further improvement and development to the Downtown district.**

- (d) Are there, or will there be provided, adequate utilities, access roads, drainage, and/or other necessary facilities to support the proposed special use. Explain in detail.  
**All utilities and access roads are in place. Elevations and current drainage will not change.**
- (e) What measures have been or will be provided to insure that ingress and egress is designed to minimize traffic congestion in the public streets.  
**Under applied conditions traffic flow will be under control.**
- (f) How will the proposed special use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not be contrary to the objectives of the current Comprehensive Plan for the Village?  
**Special use will comply with current ordinances.**
- (g) What measures have been or will be taken to allow adequate parking areas for the proposed special use and that areas are properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designated so as to prevent traffic hazards?  
**Under applied conditions and approved parking plan, parking and traffic flow will be under control.**
- (h) Explain how the proposed special use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.  
**The property will be owned and maintained by Christ Community Church.**
- (i) Explain how the proposed special use will not involve activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.  
**This property will be used for church functions. No effect.**
- (j) Will the proposed special use increase the potential flood damage to adjacent property?  
**No.**

(k) Will the special use result in destruction, loss, or damage of natural scenic or historic features of major importance to the Village?

**No. It will be an improvement.**

(l) Will the proposed special use, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Trustees?

**Yes**

CHAIRMAN HUDSON STATED THAT THE PLANNING / ZONING COMMISSION RECOMMENDATION FOR GRANTING THE SPECIAL USE WILL BE FORWARDED TO VILLAGE BOARD FOR FINAL DECISION.

**RECOMMENDATION**

THERE WAS NO OLD BUSINESS TO DISCUSS.

**OLD BUSINESS**

THERE WAS NO PUBLIC COMMENT.

**PUBLIC COMMENT**

MOTION BY MALTESE, SECONDED BY JONES, TO ADJOURN THE PUBLIC HEARING OF THE PEOTONE PLANNING / ZONING COMMISSION AT 6:45 P.M. MALTESE, JONES, RADEMACHER, MERCER, SMITH, PETREIKIS, AND HUDSON VOTING AYE; MOTION CARRIED.

**ADJOURNMENT**

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Gary Hudson  
Planning / Zoning Commission Chairman

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Donna Werner  
Village Clerk