

VILLAGE OF PEOTONE  
REGULAR VILLAGE BOARD  
MINUTES OF MAY 28, 2019

THE PLEDGE OF ALLEGIANCE WAS LED BY THE VILLAGE PRESIDENT, STEVEN CROSS.

**PLEDGE OF ALLEGIANCE**

THE REGULAR MEETING OF THE PEOTONE VILLAGE BOARD OF TRUSTEES WAS CALLED TO ORDER AT 7:00 P.M. AT THE MUNICIPAL COMPLEX HALL, 208 E. MAIN STREET, PEOTONE, ILLINOIS; THE VILLAGE PRESIDENT, STEVEN CROSS, PRESIDING. THE FOLLOWING BOARD MEMBERS ANSWERED ROLL CALL: MS. MAREVKA, MR. JONES, MR. PARKER, MR. HAMM, AND MR. BOWDEN. TRUSTEE MARCH WAS ABSENT. ALSO PRESENT WERE THE CLERK, THE VILLAGE ADMINISTRATOR, ATTORNEY, ENGINEER, MS. LATHUM, MR. & MRS. LECLAIRE, MS. ROSENBERG, MR. & MRS. LUND, MS. SARGENT, MR. CIOFFI, MR. MATTHUIS, MR. & MRS. MAZE, MR. LENZ, AND MR. ZEBROWSKI.

**CALL TO ORDER**

**ROLL CALL**

MOTION BY JONES, SECONDED BY PARKER, TO APPROVE THE MINUTES OF THE MAY 13, 2019, REGULAR VILLAGE BOARD MEETING AS WRITTEN. JONES, PARKER, BOWDEN, MAREVKA, AND HAMM VOTING AYE; MOTION CARRIED.

**MINUTES**

MOTION BY MAREVKA, SECONDED BY HAMM, TO APPROVE THE PAYROLL AND TO APPROVE THE ACCOUNTS PAYABLE IN ALL CATEGORIZED FUNDS AS PRESENTED. MAREVKA, HAMM, PARKER, JONES, AND BOWDEN VOTING AYE; MOTION CARRIED.

**PAYROLL & ACCTS. PAYABLE**

PUBLIC COMMENT - MR. MATTHUIS ADDRESSED THE BOARD REGARDING THE RAISING OF TURKEYS IN A RESIDENTIAL AREA. HE STATED THAT HE PURCHASED THE TURKEYS AND NOW HAS BEEN TOLD THEY ARE NOT ALLOWED IN IN VILLAGE. HE STATED THAT HIS NEIGHBORS DO NOT HAVE A PROBLEM WITH HIS TURKEYS. HE BELIEVES THE ORDINANCE SHOULD BE CHANGED. HE STATED THAT HE STARTED A PETITION ON LINE TO CHANGE THE ORDINANCE AND ALLOW LIVESTOCK. HIS NEIGHBOR, MR. LENZ, STATED THAT THERE WAS NO PROBLEM WITH THE TURKEYS AND WAS ALSO IN FAVOR OF CHANGING THE ORDINANCE.

**PUBLIC COMMENT**

THE ATTORNEY STATED THAT SOME COMMUNITIES ARE REVISING THEIR ORDINANCE TO ALLOW SOME PREVIOUSLY PROHIBITED LIVESTOCK IN RESIDENTIAL AREAS. THE PRESIDENT REFERRED THE ISSUE TO THE BUILDING COMMITTEE. TRUSTEE BOWDEN, BUILDING COMMITTEE CHAIRMAN, STATED THEY WOULD BENCHMARK OTHER COMMUNITIES REGARDING LIVESTOCK AND WOULD NEED BACKGROUND INFORMATION ON LIVESTOCK. MR. MATTHUIS OFFERED TO HELP.

ADMINISTRATOR REPORT - WE HAVE BEEN AWARDED THE DECEO GRANT FOR THE ADA SIDEWALK RAMPS.

**REPORTS**

ENGINEER REPORT - THE RTE. 50 PROJECT IS CONTINUING ALTHOUGH THE WEATHER HAS BEEN SLOWING THINGS UP.

A RAFFLE LICENSE APPLICATION HAS BEEN SUBMITTED BY J. SMITH PRESIDENT OF T.E.A.C.H. OUTDOORS, INC. FOR A RAFFLE TO BE HELD ON AUGUST 25, 2019.

**RAFFLE LICENSE  
T.E.A.C.H.**

MOTION BY JONES, SECONDED BY MAREVKA, TO APPROVE THE RAFFLE LICENSE FOR T.E.A.C.H. OUTDOOR, INC. NFP FUNDRAISER FOR NON-PROFIT TO BE HELD AT THE WILL COUNTY FAIR AUGUST 25, 2019. JONES, MAREVKA, PARKER, HAMM, AND BOWDEN VOTING AYE; MOTION CARRIED.

AN AMPLIFIER PERMIT APPLICATION WAS SUBMITTED BY K. HAMM FOR A GRADUATION / RETIREMENT PARTY TO BE HELD ON JUNE 22, 2019, AT 924 LARK STREET WITH THE BAND PLAYING FROM 7:00 P.M. TO 9:00 P.M.

**AMPLIFIER  
HAMM**

MOTION BY BOWDEN, SECONDED BY PARKER, TO APPROVE THE AMPLIFIER PERMIT FOR K. HAMM AT 924 LARK FOR A GRADUATION / RETIREMENT PARTY ON JUNE 22, 2019, FROM 7:00 – 9:00 P.M. BOWDEN, PARKER, JONES, AND MAREVKA VOTING AYE; HAMM ABSTAINING; MOTION CARRIED.

A FENCE VARIANCE REQUEST WAS SUBMITTED BY K. SARGENT LOCATED AT 824 BONNIE LANE. THE VARIANCE WOULD ALLOW THE HEIGHT OF THE 7FT. FENCE AT THE REAR OF THE PROPERTY, A PRIVACY FENCE, A SIX FT. PRIVACY FENCE ON THE WEST SIDE OF THE LOT WITHIN 5 FT. OF THE SIDEWALK (WITHIN THE REQUIRED 30 FT. SETBACK), AND NOT FENCING IN THE UTILITY BOX. THE REAR OF THE PROPERTY ABUTS WILMINGTON-PEOTONE ROAD AND OTHER PROPERTIES HAVE 7 FT. FENCE AT THE REAR OF THE PROPERTIES.

**FENCE VARIANCE  
SARGENT / 824 BONNIE**

MOTION BY BOWDEN, SECONDED BY MAREVKA, TO APPROVE THE FENCE VARIANCE ALLOWING THE INSTALLATION OF A 7FT HIGH PRIVACY FENCE AT THE REAR OF 824 BONNIE LANE AS SUBMITTED BY K. SARGENT. BOWDEN, MAREVKA, JONES, PARKER, AND HAMM VOTING AYE; MOTION CARRIED.

MOTION BY JONES, SECONDED BY HAMM, TO DENY THE FENCE VARIANCE TO INSTALL A 6 FT PRIVACY FENCE ON THE WEST SIDE OF THE CORNER LOT WITHIN FIVE FEET OF THE SIDEWALK LOCATED AT 824 BONNIE LANE AS SUBMITTED BY K. SARGENT. JONES, HAMM, BOWDEN, MAREVKA, AND PARKER VOTING AYE; MOTION CARRIED.

A FENCE VARIANCE REQUEST WAS SUBMITTED BY R. LeCLAIRE LOCATED AT 108 E. CRAWFORD. THE VARIANCE WOULD ALLOW THE INSTALLATION OF 180 FT. OF 30-INCH-HIGH POWDER COATED STEEL DECORATIVE FENCE WITHIN 15 INCHES OF THE SIDEWALK (WITHIN THE REQUIRED 30 FT. SETBACK). THE FENCE WOULD REPLACE THE DYING HEDGE CURRENTLY IN PLACE.

**FENCE VARIANCE  
LeCLAIRE / 108 E. CRAWFORD**

MOTION BY MAREVKA, SECONDED BY JONES, TO APPROVE THE FENCE VARIANCE TO ALLOW THE INSTALLATION OF 180 FEET OF 30-INCH-HIGH POWDER COATED STEEL DECORATIVE FENCING 15 INCHES FROM THE SIDEWALK ON A CORNER LOT LOCATED AT 108 E. CRAWFORD STREET. MAREVKA, JONES, PARKER, HAMM, AND BOWDEN VOTING AYE; MOTION CARRIED.

A FENCE VARIANCE REQUEST HAS BEEN SUBMITTED BY A. MAZE LOCATED AT 541 BONNIE LANE. THE VARIANCE WOULD ALLOW A 6 FT. FENCE TO BE MOVED 10 FT. INSIDE THE REQUIRED 30 FT. SETBACK ON THE WEST SIDE OF THE PROPERTY, ALLOWING THE EXISTING PARALLEL FENCE ON THE EAST SIDE, AND INSTALLING THE FENCE ON THE REAR OF THE PROPERTY AT THE EASEMENT EDGE AND NOT THE PROPERTY LINE.

**FENCE VARIANCE  
MAZE / 541 OAK**

MOTION BY BOWDEN, SECONDED BY MAREVKA, TO APPROVE THE FENCE VARIANCE TO ALLOW THE REPLACEMENT OF EXISTING FENCE ON EAST SIDE OF LOT AND ALLOWING THE MAINTAINING OF A PARALLEL FENCE AT 541 OAK STREET AS SUBMITTED BY A. MAZE. BOWDEN, MAREVKA, JONES, AND PARKER VOTING AYE; HAMM VOTING NO; MOTION CARRIED.

MOTION BY MAREVKA, TO APPROVE THE FENCE VARIANCE TO ALLOW THE INSTALLATION OF A 6 FT FENCE CLOSER THAN THE REQUIRED 30 FT SETBACK ON A CORNER LOT LOCATED AT 541 OAK STREET AS SUBMITTED BY A. MAZE.

THE MOTION DIED FOR LACK OF A SECOND.

MOTION BY JONES, SECONDED BY BOWDEN, TO DENY THE REQUESTED FENCE VARIANCE AT 541 OAK STREET TO EXTEND THE SIDE YARD 6 FT FENCE AN ADDITIONAL 10 FT INTO THE 30 FT SETBACK OF A CORNER LOT AS SUBMITTED BY A. MAZE. JONES, BOWDEN, HAMM, AND PARKER VOTING AYE; MAREVKA VOTING NO; MOTION CARRIED.

MR. HENNKE, THE PUBLIC WORKS MANAGER, EXPLAINED THAT TWO QUOTES WERE RECEIVED FOR THE PURCHASE OF A NEW STREET SWEEPER FOR THE PUBLIC WORKS DEPARTMENT; EJ EQUIPMENT, INC. FOR A TYMCO 500X SWEEPER AT A COST OF \$266,997.00 AND STANDARD EQUIPMENT COMPANY FOR AN ELGIN WHIRLWIND STREET SWEEPER AT A COST OF \$275,860.00. THE BOARD DISCUSSED PURCHASE AND LEASE OPTIONS. TRUSTEE BOWDEN AND TRUSTEE HAMM WOULD LIKE TO SEE MORE OPTIONS AND GATHER MORE INFORMATION REGARDING THE COST TO CONTRACT OUT THE STREET SWEEPING.

**STREET SWEEPER QUOTES**

MOTION BY JONES, SECONDED BY PARKER, TO ACCEPT THE QUOTE FROM EJ EQUIPMENT, INC, FOR A LEASE PURCHASE OF A TYMCO 500X STREET SWEEPER AT A COST OF \$266,997.00. JONES, PARKER, MAREVKA, AND PRESIDENT CROSS VOTING AYE; HAMM AND BOWDEN VOTING NO; MOTION FAILS.

MR. HENNKE EXPLAINED THE PROPOSED 2019 SIDEWALK PROJECT.

**2019 SIDEWALK PROJECT**

MOTION BY HAMM, SECONDED BY JONES, TO APPROVE THE 2019 SIDEWALK PROJECT AT VARIOUS LOCATIONS IN THE VILLAGE. HAMM, JONES, MAREVKA, BOWDEN, AND PARKER VOTING AYE; MOTION CARRIED.

MR. HENNKE EXPLAINED THE PROPOSED 2019 STREET PROJECT.

**2019 STREET PROJECT**

MOTION BY MAREVKA, SECONDED BY HAMM, TO APPROVE THE 2019 STREET PROJECT AT VARIOUS LOCATIONS IN THE VILLAGE. MAREVKA, HAMM, PARKER, JONES, AND BOWDEN VOTING AYE; MOTION CARRIED.

PRESIDENT CROSS AND TRUSTEE JONES LEFT THE BOARD MEETING ROOM WITH THE DISCLOSURE THAT THEY OWN PROPERTY IN THE DOWNTOWN TIF DISTRICT AND COULD NOT PARTICIPATE IN THE DISCUSSION OF THE DOWNTOWN TIF.

**ORD. 19-07  
PROFESSIONAL SERVICE  
AGREEMENT  
DOWNTOWN TIF**

MOTION BY MAREVKA, SECONDED BY BOWDEN, TO APPOINT TRUSTEE HAMM AS TEMPORARY CHAIR FOR THE DISCUSSION REGARDING THE DOWNTOWN TIF. MAREVKA, BOWDEN, PARKER, AND HAMM VOTING AYE; MOTION CARRIED.

THE ORDINANCE APPROVES AND AUTHORIZES THE EXECUTION OF A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE VILLAGE AND JACOB & KLEIN, LTD. AND THE ECONOMIC DEVELOPMENT GROUP, LTD. FOR THE ANNUAL ADMINISTRATION OF THE VILLAGE OF PEOTONE DOWNTOWN TAX INCREMENT FINANCING (TIF) DISTRICT. IT WAS EXPLAINED THAT THE NECESSARY REPORTING TO BE DONE FOR BOTH TIF DISTRICTS SHOULD BE DONE BY THE SAME GROUP. THIS GROUP WAS AUTHORIZED FOR THE SECOND TIF DISTRICT NEAR THE I-57 INTERCHANGE.

MOTION BY BOWDEN, SECONDED BY MAREVKA, TO ADOPT ORDINANCE 19-07 – AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT FOR ANNUAL ADMINISTRATION OF THE VILLAGE OF PEOTONE DOWNTOWN TAX INCREMENT FINANCING (TIF) DISTRICT BY AND BETWEEN JACOB & KLEIN, LTD. AND THE ECONOMIC DEVELOPMENT GROUP, LTD. AND THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS. BOWDEN, MAREVKA, PARKER, AND HAMM VOTING AYE; MOTION CARRIED.

PRESIDENT CROSS AND TRUSTEE JONES RETURNED TO THE MEETING.

THE RESOLUTION IS IN REFERENCE TO THE PATEL / BHAGWATI PROPERTIES ONE, LLC DEVELOPMENT AND IS A PROJECT INDUCEMENT SUPPORTING THE IDEA THAT THE PROJECTS CANNOT BE DEVELOPED WITHOUT A TIF DISTRICT AT THE I-57 INTERCHANGE.

**RES. 19-R03  
PROJECT INDUCEMENT**

MOTION BY HAMM, SECONDED BY MAREVKA, TO PASS RESOLUTION 19-R03 – A RESOLUTION OF THE VILLAGE OF PEOTONE, ILLINOIS PROPOSED TAX INCREMENT FINANCING (TIF) DISTRICT NO. 2 REDEVELOPMENT PROJECT INDUCEMENT RESOLUTION. HAMM, MAREVKA, JONES, PARKER, AND BOWDEN VOTING AYE; MOTION CARRIED.

MS. LATHAM - INQUIRED WHY WE COULDN'T GET SOMETHING LIKE A MINI MALL INSTEAD OF A TRUCKSTOP.

**PUBLIC COMMENT**

MS. ROSENBERG - INQUIRED IF WHEN PATEL CAME WITH THE DEVELOPMENT IF IT WAS THE UNDERSTANDING THAT IT WOULD HAVE TO BE A TIF. SHE INQUIRED HOW LONG THE TIF WOULD LAST.

THE PRESIDENT RESPONDED THAT IT WAS THE UNDERSTANDING THAT IT WOULD HAVE TO BE A TIF. A TIF IS ALL PART OF THE DEVELOPMENT. THE TIF WILL LAST 23 YEARS. HE STATED THAT THERE WILL BE A TIF HEARING WHERE QUESTIONS CAN BE ASKED.

MR. ZEBROWSKI - THOUGHT THE TRUCKSTOP WAS A TERRIBLE IDEA.

MS. LUND - ENCOURAGED THE BOARD TO PLEASE TALK TO THE ORLAND PARK MAYOR REGARDING TIFs. ORLAND IS NOW \$158 MILLION IN DEBT.

MOTION BY BOWDEN, SECONDED BY JONES, TO ADJOURN THE REGULAR MEETING OF THE PEOTONE VILLAGE BOARD OF TRUSTEES AT 8:33 P.M. BOWDEN, JONES, MAREVKA, PARKER, AND HAMM VOTING AYE; MOTION CARRIED.

**ADJOURNMENT**

---

Donna Werner  
Village Clerk