

VILLAGE OF PEOTONE  
REGULAR VILLAGE BOARD  
MINUTES OF APRIL 8, 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. MARCH, MR. PARKER, MR. HAMM, AND MR. BOWDEN. ALSO PRESENT WERE THE CLERK, THE VILLAGE ADMINISTRATOR, POLICE CHIEF, ATTORNEY, ENGINEER, MS. LATHUM, MS. LEIGHTON, MR. SANDBERG, MS. ARENS, MR. & MRS. JANCA, MR. & MRS. MAXEDON, MR. DURKIN, MS. WACKERLIN, MS. SWIDERGAL, MR. & MRS. FREEMOOR, MS. KOSTER, MS. LAPA, MR. & MRS. INGRAM, MR. WILLIAMS, MS. E. ISSERT, AND MS. N. ISSERT.

**CALL TO ORDER**

**ROLL CALL**

MOTION BY JONES, SECONDED BY MARCH, TO APPROVE THE MINUTES OF THE MARCH 25, 2019, REGULAR VILLAGE BOARD MEETING AS WRITTEN. JONES, MARCH, PARKER, HAMM, BOWDEN, AND MAREVKA VOTING AYE; MOTION CARRIED.

**MINUTES**

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

**PAYROLL & ACCTS. PAYABLE**

PUBLIC COMMENT: THE PRESIDENT CALLED FOR ANY COMMENTS FROM THE AUDIENCE WHICH ALSO REGARDED THE ITEMS ON THE AGENDA SO AS NOT TO INTERRUPT THE MEETING WHEN THOSE ITEMS WERE DISCUSSED.

**PUBLIC COMMENT**

MS. ARENS SUMMARIZED THE RESEARCH SHE HAD DONE REGARDING CRIME, DRUGS, PROSTITUTION, AND SEX TRAFFICKING AS IT RELATES TO TRUCK STOPS. SHE FOUND NO DATA PROVING THAT TRUCK STOPS CAUSE AN INCREASE IN THOSE AREAS. SHE SPOKE ABOUT THE DEVELOPER/OWNER PROVIDING SECURITY AND TRUCK GENERATORS. SHE MENTIONED THAT MANTENO HAS THREE TIF DISTRICTS AND APPEAR TO BE DOING WELL. SHE IS IN FAVOR OF BOTH.

THE ATTORNEY EXPLAINED THAT THE ITEMS TO BE DISCUSSED ON THE AGENDA REGARDING REZONING WERE ALL CONTINGENT UPON THE ANNEXATIONS.

MS. LEIGHTON SPOKE ABOUT ON-LINE PETITIONS; TWO ARE AGAINST THE TRUCK STOP AND ONE IS FOR THE TRUCK STOP. SHE PRESENTED THE PETITIONS TO THE BOARD.

MR. MAXEDON SPOKE AGAINST THE TRUCK STOP. HIS CONCERN WAS THAT IF THE BUSINESS FAILED TWO YEARS DOWN THE ROAD, AN ESCROW SHOULD BE HELD TO FINISH THE PROJECT.

MS. N. ISSERT SPOKE IN FAVOR OF THE PROJECT STATING THAT SHE COULD SEE PROS AND CONS BUT EVERYONE WANTS THE TOWN AND SCHOOLS TO HAVE MORE MONEY. SHE HAD ALSO HEARD THAT THE WEDDING VENUE PROJECT WAS NO LONGER AN OPTION. THE PRESIDENT RESPONDED THAT THE WEDDING VENUE WAS IN FLUX AT THE PRESENT TIME.

MS. LATHUM STATED THAT THE VILLAGE WAS GIVING AWAY A PRIME PIECE OF LAND FOR THE TRUCK STOP AND WAS CONCERNED WITH THE TRAFFIC AND FATALITIES. THE PRESIDENT RESPONDED THAT A TRUCK STOP WAS THE BEST USE FOR THAT PARCEL.

MR. DURKIN SPOKE ABOUT 24 HOUR SECURITY FOR THE TRUCK STOP. HE INQUIRED WHO AND HOW THE BUSINESS WOULD BE MONITORED STATING THAT THE BUSINESS ACROSS THE STREET FROM THE MUNICIPAL BUILDING WHICH WASN'T SUPPOSED TO HAVE VEHICLES OUT OVERNIGHT AND NOW LOOKS LIKE A JUNK YARD.

MR. COLLINS INQUIRED ABOUT A FOUR-WAY STOP AT THE I-57 EXCHANGE AND ABOUT THE TRUCK TRAFFIC THAT WILL BE ON 88<sup>th</sup> AVENUE. THE PRESIDENT RESPONDED THAT A TRAFFIC STUDY HAS BEEN DONE. THE ENGINEER ADDED THAT A STOP IS NOT SHOWN IN THE TRAFFIC STUDY AND ROAD IMPROVEMENTS WERE PLANNED FOR THE INTERSECTION OF 88<sup>th</sup> AVENUE AND PEOTONE-WILMINGTON RD.

MS. L. ISSERT WAS IN FAVOR OF THE PROJECT AS WE ARE SUFFERING ECONOMICALLY, AND WE NEED SOMETHING TO HELP.

MR. COREY SPOKE ABOUT THE POLICE PENSION FUND BEING IN DIRE STRAITS AND THE FUTURE NEED FOR MORE POLICE OFFICERS. HE ALSO SPOKE ABOUT THE 23 YEAR TAX DEFERRAL OF TAX MONEY TO THE SCHOOL WITH A TIF. THE PRESIDENT RESPONDED THAT THE PENSION FUND WAS NOT IN DIRE STRAITS BUT THAT IT WAS A YOUNG FUND.

ADMINISTRATOR REPORT - THE REPORT WAS INCLUDED IN THE PACKET FOR THE BOARD TO REVIEW.

**REPORTS**

CHIEF'S REPORT - NONE

ENGINEER REPORT – THE CMAP PROJECT STARTED THURSDAY. THE RECONSTRUCTION ON THE WEST SIDE OF RTE. 50 WILL RESUME THIS WEEK. THE SIDEWALK ON RATHJE ROAD IS DONE. THE PRESIDENT INQUIRED ABOUT THE CORNING / RTE. 50 CONSTRUCTION WITH REGARD TO THE MEMORIAL DAY PARADE. THE CONTRACTOR WILL BE CONTACTED TO ACCOMMODATE THE PARADE. TRUSTEE JONES SUGGESTED THE BARRICADES BE ADJUSTED FOR EASIER INGRESS/EGRESS FOR THE BUSINESSES ON RTE. 50.

TRUSTEE MARCH REPORTED ON THE ADMINISTRATIVE OVERSIGHT COMMITTEE MEETING. INVESTING SOME OF THE AQUA ILLINOIS MONEY WAS DISCUSSED. THE DEVELOPMENT FEE MORATORIUM EXPIRES THIS MONTH AND THE AOC COMMITTEE RECOMMENDS LETTING IT EXPIRE. THE PERSONNEL POLICY MANUAL NEEDS UPDATING.

PEOTONE AMERICAN LEGION HAS REQUESTED PERMISSION FOR THE ANNUAL MEMORIAL DAY PARADE WITH THE SAME ROUTE AS PREVIOUS YEARS FROM THE LEGION ON NORTH STREET TO THE CEMETERY ON CORNING.

**SPECIAL EVENT  
LEGION / MEMORIAL PARADE**

MOTION BY MARCH, SECONDED BY MAREVKA, TO APPROVE THE ANNUAL MEMORIAL DAY PARADE AND PARADE ROUTE ON MAY 27, 2019, BEGINNING AT 10:00 A.M. MARCH, MAREVKA, BOWDEN, HAMM, PARKER, AND JONES VOTING AYE; MOTION CARRIED.

MS. WACKERLIN OF ADOPT A SOLDIER HAS REQUESTED PERMISSION FOR A RUCK MARCH ON MAY 26, 2019. THE MARCH WILL ENTER THE VILLAGE AT APPROXIMATELY 3:00 P.M. FROM RTE. 50 ONTO CRAWFORD MARCHING WEST TO WEST STREET, THEN SOUTH ON WEST STREET TO THE WILL COUNTY FAIR GROUNDS.

**SPECIAL EVENT  
RUCK MARCH**

MOTION BY BOWDEN, SECONDED BY JONES, TO APPROVE THE ADOPT A SOLDIER RUCK MARCH ON MAY 26, 2019 AND THE MARCH ROUTE. BOWDEN, JONES, MAREVKA, MARCH, PARKER, AND HAMM VOTING AYE; MOTION CARRIED.

**ORD. 19-01  
TEXT AMENDMENTS**

THE PROPOSED TEXT AMENDMENTS ARE TO ALLOW SECTION 91.09 REGARDING THE KEEPING OF LIVESTOCK AND SECTION 157.190 REGARDING PLANNED UNIT DEVELOPMENTS AS A SPECIAL USE IN ANY ZONING DISTRICT.

MOTION BY MARCH, SECONDED BY HAMM, TO ADOPT ORDINANCE 19-01 – AN ORDINANCE AMENDING TITLE IX, CHAPTER 91, SECTION 91.09 OF THE CODE OF PEOTONE AND TITLE XV, CHAPTER 157, SECTION 157.190 (B) OF THE CODE OF PEOTONE. MARCH, HAMM, PARKER, BOWDEN, MAREVKA, AND JONES VOTING AYE; MOTION CARRIED.

THE ORDINANCE AUTHORIZES A SERVICE AGREEMENT WITH JACOB & KLEIN, LTD AND THE VILLAGE REGARDING TIF DISTRICT #2 IN THE I-57 INTERCHANGE AREA. MR. KLEIN ANSWERED QUESTIONS REGARDING THE TIF AND REGARDING PARTICIPATION BY ANY BOARD MEMBERS.

**ORD. 19-02  
PROFESSIONAL SERVICE  
TIF #2**

MOTION BY BOWDEN, SECONDED BY HAMM, TO ADOPT ORDINANCE 19-02 – AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICE AGREEMENT FOR ESTABLISHMENT AND ANNUAL ADMINISTRATION OF THE VILLAGE OF PEOTONE TAX INCREMENT FINANCING (TIF) DISTRICT NO. 2 BY AND BETWEEN JACOB & KLEIN, LTD. AND THE ECONOMIC DEVELOPMENT GROUP, LTD. AND THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS. BOWDEN, HAMM, PARKER, MARCH, JONES, AND MAREVKA VOTING AYE; MOTION CARRIED.

THE ORDINANCE AUTHORIZES A SERVICE AGREEMENT WITH JACOB & KLEIN, LTD AND THE VILLAGE REGARDING BUSINESS DISTRICT #1.

**ORD. 19-03  
PROFESSIONAL SERVICE  
BS DIST #1**

MOTION BY JONES, SECONDED BY MAREVKA, TO ADOPT ORDINANCE 19-03 – AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICE AGREEMENT FOR ESTABLISHMENT AND ANNUAL ADMINISTRATION OF THE VILLAGE OF PEOTONE BUSINESS DISTRICT NO. 1 BY AND BETWEEN JACOB & KLEIN, LTD. AND THE ECONOMIC DEVELOPMENT GROUP, LTD. AND THE VILLAGE OF PEOTONE, WILL COUNTY, ILLINOIS. JONES, MAREVKA, BOWDEN, HAMM, PARKER, AND MARCH VOTING AYE; MOTION CARRIED.

MOTION BY MARCH, SECONDED BY MAREVKA, TO PROCLAIM APRIL 26, 2019, AS ARBOR DAY IN THE VILLAGE OF PEOTONE. MARCH, MAREVKA, JONES, BOWDEN, HAMM, AND PARKER VOTING AYE; MOTION CARRIED.

**PROCLAMATION  
ARBOR DAY**

THE PLANNING AND ZONING COMMISSION HAS RECOMMENDED THE REZONING OF THE ALEXANDER PROPERTY LOCATED ON 88<sup>th</sup> AVENUE TO I-1 (LIMITED INDUSTRY) UPON ANNEXATION OF THE PROPERTY.

**ALEXANDER REZONE**

MOTION BY MARCH, SECONDED BY JONES, TO ACCEPT THE FINDINGS OF FACT OF THE PLANNING AND ZONING COMMISSION AND APPROVE THE PLANNING AND ZONING COMMISSION RECOMMENDATION FOR THE REZONING OF THE ALEXANDER PROPERTY LOCATED ON 88<sup>th</sup> AVENUE TO I-1 (LIMITED INDUSTRY) UPON ANNEXATION OF THE PROPERTY. (THE PATEL NAME IS TO BE REMOVED) MARCH, JONES, MAREVKA, BOWDEN, HAMM, AND PARKER VOTING AYE; MOTION CARRIED.

**PATEL REZONE**

THE PLANNING AND ZONING COMMISSION HAS RECOMMENDED THE REZONING OF THE PATEL PROPERTY LOCATED AT THE NORTHWEST CORNER OF I-57 AND PEOTONE-WILMINGTON ROAD TO B-3 (AUTO-ORIENTED AND SERVICE BUSINESS DISTRICT) UPON ANNEXATION OF THE PROPERTY.

MOTION BY HAMM, SECONDED BY BOWDEN, TO ACCEPT THE FINDINGS OF FACT OF THE PLANNING AND ZONING COMMISSION AND APPROVE THE PLANNING AND ZONING COMMISSION RECOMMENDATION FOR THE REZONING OF THE PATEL PROPERTY LOCATED AT THE NORTHWEST CORNER OF I-57 AND PEOTONE-WILMINGTON ROAD TO B-3 (AUTO-ORIENTED AND SERVICE BUSINESS DISTRICT) UPON ANNEXATION OF THE PROPERTY. HAMM, BOWDEN, MAREVKA, JONES, MARCH, AND PARKER VOTING AYE; MOTION CARRIED.

THE PLANNING AND ZONING COMMISSION HAS FORWARDED A FAVORABLE RECOMMENDATION TO THE BOARD WITH CONDITIONS REGARDING THE REQUEST OF PETITIONER PATEL FOR A SPECIAL USE PERMIT FOR APPROVAL, UPON ANNEXATION OF PROPERTY, FOR COMBINED AUTO-ORIENTED AND SERVICE BUSINESS USES AS PART OF A TRUCK TRAVEL CENTER BUT NOT LIMITED TO AN AUTOMOBILE AND TRUCK SERVICE STATION AND TRAVEL CENTER/CONVENIENCE STORE, AND ASSOCIATED TRUCK AND AUTO PARKING, A WEIGHT SCALE AND TRUCK WASH. THE DEVELOPMENT WILL ALSO INCLUDE A HOTEL, RESTAURANTS, AND OTHER RELATED FACILITIES ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF I-57 & PEOTONE-WILMINGTON ROAD.

**PATEL SPECIAL USE**

MOTION BY BOWDEN, SECONDED BY MAREVKA, TO ACCEPT THE FINDINGS OF FACT OF THE PLANNING AND ZONING COMMISSION AND APPROVE THE PLANNING AND ZONING COMMISSION RECOMMENDATION, WITH CONDITIONS, THE REQUEST OF PETITIONER PATEL FOR A SPECIAL USE PERMIT FOR APPROVAL, UPON ANNEXATION OF PROPERTY, FOR COMBINED AUTO-ORIENTED AND SERVICE BUSINESS USES AS PART OF A TRUCK TRAVEL CENTER BUT NOT LIMITED TO AN AUTOMOBILE AND TRUCK SERVICE STATION AND TRAVEL CENTER/CONVENIENCE STORE, AND ASSOCIATED TRUCK AND AUTO PARKING, A WEIGHT SCALE AND TRUCK WASH. THE DEVELOPMENT WILL ALSO INCLUDE A HOTEL, RESTAURANTS, AND OTHER RELATED FACILITIES ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF I-57 & PEOTONE-WILMINGTON ROAD. BOWDEN, MAREVKA, JONES, MARCH, PARKER, AND HAMM VOTING AYE; MOTION CARRIED.

THE PLANNING AND ZONING COMMISSION HAS FORWARDED THE FAVORABLE REPORT REGARDING THE REQUEST OF PETITIONER PATEL FOR PRELIMINARY SITE PLAN REVIEW FOR PROPOSED DEVELOPMENT SUBJECT TO ANNEXATION ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF I-57 AND PEOTONE-WILMINGTON ROAD.

**PATEL PRELIMINARY  
SITE PLAN**

MOTION BY JONES, SECONDED BY MARCH, TO APPROVE THE REQUEST OF PETITIONER PATEL FOR PRELIMINARY SITE PLAN REVIEW THE FOR PROPOSED DEVELOPMENT, SUBJECT TO ANNEXATION, ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF I-57 AND PEOTONE-WILMINGTON ROAD IN ACCORDANCE WITH THE PLANNING AND ZONING REPORT. JONES, MARCH, PARKER, HAMM, BOWDEN, AND MAREVKA VOTING AYE; MOTION CARRIED.

LIQUOR LICENSES, O & M LICENSES, COMMERCIAL AMPLIFIERS, AND TOBACCO LICENSES HAVE BEEN SUBMITTED FOR RENEWAL.

**LICENSE RENEWALS  
LIQUOR  
O & M  
COMMERCIAL AMPLIFIERS  
TOBACCO**

MOTION BY MAREVKA, SECONDED BY PARKER, TO APPROVE THE LIQUOR LICENSE RENEWALS AS PRESENTED FOR BERKOT'S SUPERFOODS, CASEY'S GENERAL STORE, FIREPIT BAR & GRILL, GAME ON, MAC'S CIRCLE K 182, PEOTONE AMERICAN LEGION, PEOTONE BOWL & MILT'S LOUNGE, RC SERVICES, SAMMY'S PIZZA, SPEEDWAY LLC 7032, SUZY'S SALOON, TONY'S PIZZA, VEGAS CAFÉ, AND WILL COUNTY FAIR ASSOCIATION. MAREVKA, PARKER, HAMM, BOWDEN, JONES, AND MARCH VOTING AYE; MOTION CARRIED.

MOTION BY HAMM, SECONDED BY MAREVKA, TO APPROVE THE O & M LICENSE RENEWALS AS PRESENTED FOR FIREPIT BAR & GRILL, GAME ON, PEOTONE AMERICAN LEGION, PEOTONE BOWL & MILT'S LOUNGE, AND WILL COUNTY FAIR ASSOCIATION. HAMM, MAREVKA, JONES, MARCH, PARKER, AND BOWDEN VOTING AYE; MOTION CARRIED.

MOTION BY MAREVKA, SECONDED BY HAMM, TO APPROVE THE COMMERCIAL AMPLIFIERS RENEWALS AS PRESENTED FOR FIREPIT BAR & GRILL, PEOTONE AMERICAN LEGION, AND WILL COUNTY FAIR ASSOCIATION. MAREVKA, HAMM, BOWDEN, PARKER, MARCH, AND JONES VOTING AYE; MOTION CARRIED.

MOTION BY HAMM, SECONDED BY MAREVKA, TO APPROVE THE TOBACCO LICENSE RENEWALS AS PRESENTED FOR BERKOT'S SUPERFOODS, CASEY'S GENERAL STORE, DOLLAR GENERAL, MAC'S CIRCLE K 182, RC SERVICES, SPEEDWAY LLC 7032, AND SUZY'S SALOON. HAMM, MAREVKA, JONES, MARCH, PARKER, AND BOWDEN VOTING AYE; MOTION CARRIED.

THE RESOLUTION EXTENDS THE TIME OF SUSPENSION UNTIL DECEMBER 31, 2021, OF THE ENFORCEMENT OF SECTION 150.038 (APPEARANCE OF EXTERIOR BUILDINGS) OF THE CODE OF PEOTONE AS APPLIED TO CURRENTLY PLATTED UNDEVELOPED LOTS.

**RES 19-R01  
EXTEND EXTERIOR DESIGN**

MOTION BY MARCH, SECONDED BY BOWDEN, TO PASS RESOLUTION 19-R01 – A RESOLUTION TEMPORARILY SUSPENDING ENFORCEMENT OF SECTION 150.038 (APPEARANCE OF EXTERIOR BUILDINGS) OF THE CODE OF PEOTONE AS APPLIED TO CURRENTLY PLATTED UNDEVELOPED LOTS. MARCH, BOWDEN, HAMM, PARKER, JONES, AND MAREVKA VOTING AYE; MOTION CARRIED.

MOTION BY JONES, SECONDED BY PARKER, TO ADJOURN THE REGULAR MEETING OF THE PEOTONE VILLAGE BOARD OF TRUSTEES AT 9:46 P.M. JONES, PARKER, HAMM, BOWDEN, MAREVKA, AND MARCH VOTING AYE; MOTION CARRIED.

**ADJOURNMENT**

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Donna Werner  
Village Clerk