

VILLAGE OF PEOTONE  
REGULAR VILLAGE BOARD  
MINUTES OF JUNE 10, 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 ADMINISTRATOR, ATTORNEY, ENGINEER, MR. HENNKE, MS. SARGENT, MR. CIOFFI, MR. & MRS. NELSON, MS. READ, AND MR. WESSMA.

**CALL TO ORDER**

**ROLL CALL**

MOTION BY JONES, SECONDED BY HAMM, TO APPROVE THE MINUTES OF THE MAY 28, 2019, REGULAR VILLAGE BOARD MEETING AS WRITTEN. JONES, HAMM, PARKER, BOWDEN, MARCH, AND MAREVKA VOTING AYE; MOTION CARRIED.

**MINUTES**

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

**PAYROLL & ACCTS. PAYABLE**

PUBLIC COMMENT - NONE

**PUBLIC COMMENT**

ADMINISTRATOR - THE ADMINISTRATOR'S REPORT WAS INCLUDED IN THE BOARD PACKET, BUT SHE DID WANT TO BRING THE BOARD'S ATTENTION TO CLEVELAND STEEL INVESTING \$1.3 MILLION INTO BUILDING ENHANCEMENT.

**REPORTS**

ENGINEER REPORT - THE BID OPENING FOR THE STREET PATCH AND RESURFACE PROJECT IS SET FOR JUNE 20, 2019, AT 9:00 A.M. THE BINDER COURSE IS FINISHED ON RTE. 50 THE RESURFACING WILL BE NEXT. ONLY THE PUNCH LIST ITEMS REMAIN FOR THE RATHJE ROAD PROJECT.

ADMINISTRATIVE OVERSIGHT COMMITTEE - TRUSTEE MARCH STATED THAT THE ADMINISTRATIVE OVERSIGHT COMMITTEE MET LAST WEEK WITH FIRST MIDWEST BANK AND PFM INVESTMENT TO DISCUSS THE INVESTMENT FOR THE FUNDS RECEIVED FOR THE SALE OF THE WATER AND SEWER SYSTEMS.

PUBLIC COMMENT - MR. NELSON AND HIS NEIGHBORS WERE PRESENT TO SPEAK AGAINST POULTRY/TURKEYS IN THE RESIDENTIAL AREA. HE STATED THAT THE SUBDIVISION COVENANTS WERE GIVEN TO THE ORIGINAL HOME OWNERS BUILDING IN THE SUBDIVISION, BUT HE BELIEVES THE NEWER OWNERS WERE NOT GIVEN THE COVENANTS. HE STATED THAT 98% OF THE NEIGHBORS WERE AGAINST POULTRY. THE SUBDIVISION IS NOT COMPLETELY BUILT OUT AND THE HOME OWNERS ASSOCIATION HAS NOT BEEN FORMED. THE ATTORNEY STATED THAT THE HOMEOWNERS ASSOCIATION WOULD ENFORCE THE SUBDIVISION COVENANTS AND THE VILLAGE WOULD ENFORCE THE VILLAGE ORDINANCES. THE VILLAGE WILL CHECK THE ORDINANCE TO ASCERTAIN AT WHAT PERCENTAGE OF THE SUBDIVISION BUILDOUT THE HOMEOWNERS ASSOCIATION SHOULD BE FORMED.

**PUBLIC COMMENT**

MR. HENNKE EXPLAINED THE NEW INFORMATION, AS REQUESTED BY THE BOARD, PERTAINING TO COST ASSOCIATED WITH CONTRACTING THE STREET SWEEPING OUT AND THE COST OF RENTING A STREET SWEEPER. MR. HENNKE EXPLAINED THAT WE AVERAGE 20 SWEEPS PER YEAR AND THE DOWNTOWN AREA IS SWEEPED EVERY WEEK. TRUSTEE HAMM INQUIRED WHY WE SWEEPED MORE THAN THE OTHER COMMUNITIES. THE PRESIDENT EXPLAINED THAT BECAUSE OF OUR CURBS AND GUTTERS, THE DEBRIS COLLECTS IN THE STREETS. PAST AND FUTURE MAINTENANCE COSTS OF OUR CURRENT STREET SWEEPER WERE DISCUSSED.

**STREET SWEEPER**

MOTION BY JONES, SECONDED BY BOWDEN, TO LEASE/PURCHASE THE TYMCO 500X STREET SWEEPER FROM EJ EQUIPMENT AT A COST OF \$266,997.00 SUBJECT TO THE LEASE/PURCHASE CONTRACT THROUGH TAX-EXEMPT LEASING CORP., WITH THE TERMS TO BE DETERMINED. JONES, BOWDEN, PARKER, MARCH, AND MAREVKA VOTING AYE; HAMM VOTING NO; MOTION CARRIED.

THE PRESIDENT EXPLAINED THAT THE VILLAGE HAD NO WRITTEN PUBLIC COMMENT POLICY AND IN ORDER TO CONDUCT ORDERLY MEETINGS HE READ THE REVISED POLICY.

**PUBLIC COMMENT POLICY**

MOTION BY MARCH, SECONDED BY MAREVKA, TO ADOPT THE REVISED PUBLIC COMMENT POLICY FOR THE VILLAGE OF PEOTONE. MARCH, MAREVKA, JONES, BOWDEN, HAMM, AND PARKER VOTING AYE; MOTION CARRIED.

A FENCE VARIANCE APPLICATION WAS SUBMITTED BY MR. AND MRS. AMASKANE. THE VARIANCE WOULD ALLOW A 6FT VINYL FENCE TO ENCROACH 15FT INTO THE REQUIRED 30FT SETBACK ON A CORNER LOT LOCATED AT 413 LOCUST LANE. THE FENCE WOULD BEGIN APPROXIMATELY HALF WAY BACK FROM THE FRONT OF THE HOUSE. THE BOARD DISCUSSED CORNER LOTS AND THE 30FT REQUIRED SET BACK. THE BOARD DISCUSSED ALL OF THE VARIANCES REQUESTED TO ENCROACH ON THAT 30FT SETBACK. THE BOARD DISCUSSED ALLOWING LESS THAN THE REQUESTED 15FT VARIANCE AND BEGINNING THE FENCE AT THE REAR OF THE HOUSE.

**FENCE VARIANCE  
AMASKANE / 413 LOCUST**

MOTION BY JONES, TO DENY THE FENCE VARIANCE AS REQUESTED BY MR. AND MRS. AMASKANE TO ENCROACH INTO THE REQUIRED 30FT SETBACK BY 15FT. THE MOTION DIED FOR LACK OF A SECOND.

MOTION BY MARCH, SECONDED BY MAREVKA, TO ALLOW A FENCE VARIANCE TO ENCROACH INTO THE REQUIRED 30FT SETBACK BY 10FT FOR THE PROPERTY LOCATED AT 413. MARCH AND MAREVKA VOTING AYE; BOWDEN, HAMM, PARKER, AND JONES VOTING NO; MOTION FAILS.

MOTION BY MARCH, SECONDED BY BOWDEN, TO GRANT A FENCE VARIANCE TO MR. AND MRS. AMASKANE AT 824 BONNIE LANE TO ALLOW A 6FT FENCE TO BE BUILT ENCROACHING 10FT INTO THE 30FT REQUIRED SETBACK (20FT FROM THE SIDEWALK) ON A CORNER LOT. THE FENCE WILL BEGIN AT THE REAR OF THE HOUSE. MARCH, BOWDEN, HAMM, PARKER, JONES, AND MAREVKA VOTING AYE; MOTION CARRIED.

MS. SARGENT HAS SUBMITTED A REVISED APPLICATION FOR A FENCE VARIANCE TO ALLOW A 6FT PRIVACY FENCE ON THE WEST SIDE OF THE LOT NOT WITHIN 6FT OF THE SIDEWALK EXTENDING FROM NO FURTHER THAN THE FRONT WALL OF THE EXISTING RESIDENCE TO NO FURTHER THAN THE REAR PROPERTY LINE WITH THE UTILITY BOX OUTSIDE THE FENCE WHICH WOULD ENCROACH INTO THE REQUIRED 30FT SETBACK BY 24FT ON A CORNER LOT. THE BOARD AGAIN DISCUSSED THE CORNER LOTS AND THE REQUIRED 30FT SETBACK. THE BOARD DISCUSSED A 10FT VARIANCE WITH THE FENCE BEGINNING AT THE REAR OF THE HOUSE.

**FENCE VARIANCE / REVISED  
SARGENT  
824 BONNIE**

MOTION BY JONES, SECONDED BY MARCH, TO DENY THE FENCE VARIANCE AS PRESENTED BY MS. SARGENT FOR A 24 FT VARIANCE OF THE REQUIRED 30FT SETBACK FOR THE PROPERTY LOCATED AT 824 BONNIE LANE. JONES, MARCH, PARKER, HAMM, BOWDEN, AND MAREVKA VOTING AYE; MOTION CARRIED.

MS. SARGENT ASKED FOR A COMPROMISE AS IN THE PREVIOUS FENCE VARIANCE CASE. THE BOARD DISCUSSED THE REQUEST FURTHER.

MOTION BY MAREVKA, SECONDED BY HAMM, TO GRANT A FENCE VARIANCE FOR MS. SARGENT FOR A 10 FT VARIANCE (20FT FROM THE SIDEWALK) OF THE REQUIRED 30FT SETBACK FOR THE PROPERTY LOCATED AT 824 BONNIE LANE. MAREVKA AND HAMM VOTING AYE; BOWDEN, PARKER, MARCH, AND JONES VOTING NO; MOTION FAILS

MS. SARGENT HAD SUBMITTED A FENCE VARIANCE REQUEST AT THE LAST BOARD MEETING, THE ORDINANCE GRANTS A FENCE VARIANCE TO MS. SARGENT TO ALLOW A 7FT PRIVACY FENCE IN THE YARD WITH THE UTILITY BOX OUTSIDE THE FENCE AND DENYING THE VARIANCE FOR THE 6FT PRIVACY FENCE TO BE INSTALLED ON THE WEST SIDE OF THE PROPERTY FROM THE FRONT WALL OF THE RESIDENCE TO THE REAR PROPERTY LINE.

**ORD. 19-08  
FENCE VARIANCE  
824 BONNIE**

MOTION BY BOWDEN, SECONDED BY JONES, TO ADOPT ORDINANCE 19-08 AN ORDINANCE GRANTING A FENCE VARIANCE FOR CERTAIN PROPERTY LOCATED AT 824 BONNIE LANE – SARGENT. BOWDEN, JONES, MAREVKA, MARCH, PARKER, AND HAMM VOTING AYE; MOTION CARRIED.

MR. AND MRS. LeCLAIRE HAD SUBMITTED A FENCE VARIANCE REQUEST AT THE LAST BOARD MEETING, THE ORDINANCE GRANTS A FENCE VARIANCE TO MR. LeCLAIRE TO ALLOW A 30 INCH TEMPORARY LANDSCAPE ACCESSORY FENCE 15 INCHES FROM THE SIDEWALK TO REPLACE THE EXISTING HEDGE AT 108 E. CRAWFORD STREET.

**ORD. 19-09  
FENCE VARIANCE  
108 E. CRAWFORD**

MOTION BY MARCH, SECONDED BY MAREVKA, TO ADOPT ORDINANCE 19-09 AN ORDINANCE GRANTING A FENCE VARIANCE FOR CERTAIN PROPERTY LOCATED AT 108 E. CRAWFORD STREET – LeCLAIRE. MARCH, MAREVKA, JONES, PARKER, HAMM, AND BOWDEN VOTING AYE; MOTION CARRIED.

MR. AND MRS. MAZE HAD SUBMITTED A FENCE VARIANCE REQUEST AT THE LAST BOARD MEETING, THE ORDINANCE GRANTS A FENCE VARIANCE TO MR. AND MRS. MAZE ALLOWING TO REPLACE/MAINTAIN THE PARALLEL FENCE CURRENTLY CONSTRUCTED ON THE EAST SIDE OF THE PROPERTY AND DENYING THE VARIANCE TO MOVE/EXTEND THE EXISTING FENCE ON THE WEST SIDE OF THE PROPERTY.

**ORD. 19-10  
FENCE VARIANCE  
541 OAK**

MOTION BY BOWDEN, SECONDED BY PARKER, TO ADOPT ORDINANCE 19-10 – AN ORDINANCE GRANTING A FENCE VARIANCE FOR CERTAIN PROPERTY LOCATED AT 541 OAK STREET – MAZE. BOWDEN, PARKER, HAMM, MARCH, JONES, AND MAREVKA VOTING AYE; MOTION CARRIED.

THE PUBLIC HEARING TO OBTAIN PUBLIC INPUT REGARDING THE PROPOSED 2019/2020 APPROPRIATIONS ORDINANCE HAD BEEN HELD AT 6:30 P.M. PRIOR TO THE VILLAGE BOARD MEETING.

**ORD. 19-11  
APPROPRIATIONS**

MOTION BY MARCH, SECONDED BY JONES, TO ADOPT ORDINANCE 19-11 – THE ANNUAL APPROPRIATIONS ORDINANCE FOR THE VILLAGE OF PEOTONE FOR THE FISCAL YEAR BEGINNING APRIL 1, 2019 AND ENDING MARCH 31, 2020. MARCH, JONES, MAREVKA, BOWDEN, HAMM, AND PARKER VOTING AYE; MOTION CARRIED.

THE ORDINANCE IS FOR A ZONING CODE TEXT AMENDMENT IN THE B-1 RETAIL BUSINESS DISTRICT TO ADD/AMEND THE LANGUAGE AS IT PERTAINS TO DWELLING UNITS ON THE SAME FLOOR WITH RETAIL AS A SPECIAL USE.

**ORD. 19-12  
TEXT AMENDMENT**

MOTION BY MARCH, SECONDED BY JONES, TO ADOPT THE PLANNING AND ZONING COMMISSION FINDINGS OF FACT AND TO ADOPT ORDINANCE 19-12 – AN ORDINANCE AMENDING TITLE XV, CHAPTER 157, SECTION 157.080 (C) “DWELLING UNITS” OF THE CODE OF PEOTONE. MARCH, JONES, MAREVKA, BOWDEN, HAMM, AND PARKER VOTING AYE; MOTION CARRIED.

T. HYLKA OF 127 E. CRAWFORD STREET HAS PETITIONED FOR A SPECIAL USE PERMIT IN THE B-1 RETAIL BUSINESS DISTRICT FOR OPERATION OF A BUSINESS AND A RESIDENTIAL UNIT ON THE SAME FLOOR.

**ORD. 19-13  
SPECIAL USE  
127 E. CRAWFORD**

MOTION BY MARCH, SECONDED BY MAREVKA, TO ADOPT THE PLANNING AND ZONING COMMISSION FINDINGS OF FACT AND ADOPT ORDINANCE 19-13 – AN ORDINANCE GRANTING A SPECIAL USE FOR BUSINESS AND RESIDENTIAL UNIT ON SAME FLOOR AT 127 E. CRAWFORD – HYLKA. MARCH, MAREVKA, JONES, BOWDEN, HAMM, AND PARKER VOTING AYE; MOTION CARRIED.

MR. PATEL EXPLAINED THE CHANGES WHICH HAD BEEN MADE TO THE TRUCK STOP SITE PLAN AND LANDSCAPE PLAN SINCE THE PLANNING AND ZONING COMMISSION HEARING. HE HAS REDUCED THE NUMBER OF DIESEL PUMPS, REDUCED THE NUMBER OF PARKING SPACES, ADDED A RESTAURANT, AND INCREASED THE LANDSCAPING BETWEEN THE DEVELOPMENT AND THE RESIDENTIAL PROPERTY TO THE NORTH.

**PATEL / BHAGWATI  
TRUCK / TRAVEL CENTER**

MOTION BY MARCH, SECONDED BY JONES, TO APPROVE THE CHANGES TO THE CONCEPT SITE PLAN AND THE LANDSCAPE PLAN FOR THE PATEL / BHAGWATI TRUCK/TRAVEL CENTER SUBJECT TO THE ADOPTION OF THE ANNEXATION ORDINANCE. MARCH, JONES, MAREVKA, BOWDEN, HAMM, AND PARKER VOTING AYE; MOTION CARRIED.

J & J NEWELL HAS REQUESTED FINAL PAYMENT OF THE RETAINAGE FOR THE 2018 SIDEWALK PROJECT.

**J & J NEWELL  
RETENTION RELEASE**

MOTION BY PARKER, SECONDED BY MAREVKA, TO APPROVE PAYMENT OF \$2529.18 TO J & J NEWELL, THE RETAINAGE FOR THE 2018 SIDEWALK PROGRAM. PARKER, MAREVKA, JONES, MARCH, HAMM, AND BOWDEN VOTING AYE; MOTION CARRIED.

THE CHAMBER OF COMMERCE BLOCK PARTY AND COMMUNITY GARAGE SALE IS THIS WEEKEND.

**ANNOUNCEMENTS**

RESIDENTS ARE REMINDED NOT TO BLOW GRASS INTO THE STREETS.

BRANCH PICK-UP IS ON THE REGULAR SCHEDULE.

MOTION BY JONES, SECONDED BY HAMM, TO ADJOURN THE REGULAR MEETING OF THE PEOTONE VILLAGE BOARD OF TRUSTEES AT 8:50 P.M. JONES, HAMM, MAREVKA, MARCH, PARKER, AND BOWDEN VOTING AYE; MOTION CARRIED.

**ADJOURNMENT**

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Donna Werner  
Village Clerk