

**VILLAGE OF PEOTONE**  
**REGULAR VILLAGE BOARD**  
**MINUTES OF OCTOBER 14, 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. MARCH, MR. PARKER, MR. HAMM, AND MR. BOWDEN. ALSO PRESENT WERE THE VILLAGE CLERK, VILLAGE ADMINISTRATOR, ATTORNEY, ENGINEER, MS. BORMET, MS. WARD, AND MR. BROGAN.

**CALL TO ORDER**

**ROLL CALL**

MOTION BY MARCH, SECONDED BY MAREVKA, TO APPROVE THE MINUTES OF THE SEPTEMBER 23, 2019, REGULAR VILLAGE BOARD MEETING AS WRITTEN. MARCH, MAREVKA, PARKER, AND HAMM VOTING AYE; BOWDEN VOTING PRESENT; MOTION CARRIED.

**MINUTES**

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

**PAYROLL & ACCTS. PAYABLE**

PUBLIC COMMENT - NONE

**PUBLIC COMMENT**

ADMINISTRATOR REPORT - INCLUDED IN BOARD PACKET. THE OUTSTANDING GARBAGE BILLS WERE DISCUSSED. A SPEED REDUCTION FOR PEOTONE-WILMINGTON ROAD HAD BEEN APPLIED FOR BUT WE FAILED TO MEET THE THRESHOLD FOR THE REDUCTION. THERE HAS BEEN INTEREST IN IMPROVEMENTS USING THE DOWNTOWN TIF. THE BOARD SHOULD DISCUSS AND DECIDE ON A PLAN FOR THE WAY THE TIF RELATED PROJECTS WILL BE FUNDED.

**REPORTS**

POLICE CHIEF REPORT - NONE

ENGINEER REPORT - NONE

MS. WARD WAS PRESENT FROM THE HISTORICAL SOCIETY TO DISCUSS A REQUEST SHE HAD RECEIVED FROM MS. TYSSE REGARDING THE RATHJE MILL AS A WEDDING VENUE ON DECEMBER 21, 2019. THERE WILL BE APPROXIMATELY 25 GUESTS AND THE RECEPTION WILL BE HELD ELSEWHERE. THE VILLAGE INSURANCE DOES NOT COVER SPECIAL EVENTS AND HAS REQUIRED A WAVER SIGNED BY MS. TYSSE AND THAT SHE ACQUIRE INSURANCE FOR THE EVENT.

**K. WARD / WEDDING VENUE  
RATHJE MILL**

MOTION BY MARCH, SECONDED BY BOWDEN, TO APPROVE THE REQUEST OF USING THE RATHJE MILL AS A WEDDING VENUE ON DECEMBER 21, 2019, FOR MS. TYSSE PROVIDING A SIGNED WAVER AND PROOF OF PROPER INSURANCE IS OBTAINED. MARCH, BOWDEN, HAMM, PARKER, AND MAREVKA VOTING AYE; MOTION CARRIED.

MR. BROGAN FROM BROADCAST SIGNAL, LLC REQUESTED PERMISSION TO FILM SCENES FOR A MOVIE IN THE VILLAGE. THE ORIGINAL SITE WAS THE FIRST MIDWEST BANK PARKING LOT BUT HAS BEEN CHANGED TO THE IMMANUEL CHURCH PARKING LOT LOCATED AT 311 W. CORNING AVENUE AND THE SCHEDULED FILMING IS SET FOR THIS THURSDAY.

**P. BROGAN / FILM MOVIE  
SCENE**

MOTION BY MARCH, SECONDED BY MAREVKA, TO APPROVE THE SPECIAL EVENT PERMIT TO FILM MOVIE SCENES AT THE IMMANUEL CHURCH LOCATED AT 311 W. CORNING AVENUE FROM 9:00 A.M. TO 10:30 P.M. ON OCTOBER 17, 2019. MARCH, MAREVKA, BOWDEN, HAMM, AND PARKER VOTING AYE; MOTION CARRIED.

GALLAGHER ASPHALT HAS REQUESTED FINAL PAYMENT FOR THE 2019 STREET PATCHING/PAVING PROJECT IN THE AMOUNT OF \$143,463.34.

**GALLAGHER ASPHALT  
PAY REQUEST**

MOTION BY BOWDEN, SECONDED BY HAMM, TO APPROVE THE FINAL PAYMENT OF \$143,463.34 TO GALLAGHER ASPHALT FOR WORK COMPLETED ON THE 2019 STREET PATCHING / PAVING PROJECT. BOWDEN, HAMM, PARKER, MARCH, AND MAREVKA VOTING AYE; MOTION CARRIED.

THE BOARD REVIEWED THE 2019 ZONING MAP UPDATE. THE FORMER COPPERLEAF DEVELOPMENT AND PUD DESIGNATION WAS DISCUSSED.

**2019 ZONING MAP**

MOTION BY MARCH, SECONDED BY PARKER, TO APPROVE THE 2019 ZONING MAP. MARCH, PARKER, HAMM, BOWDEN, AND MAREVKA VOTING AYE; MOTION CARRIED.

THE ORDINANCE APPROVES THE FENCE VARIANCE FOR 224 HICKORY STREET AS APPROVED AT THE LAST BOARD MEETING.

**ORD. 19-38 FENCE VARIANCE  
224 HICKORY**

MOTION BY MARCH, SECONDED BY HAMM, TO ADOPT ORDINANCE 19-38 – AN ORDINANCE APPROVING A REQUEST FOR A FENCE VARIATION – 224 HICKORY STREET. MARCH, HAMM, BOWDEN, MAREVKA, AND PARKER VOTING AYE; MOTION CARRIED.

AN ORDINANCE AMENDING THE VILLAGE ZONING CODE REGARDING SHEDS WAS DISCUSSED. THE RECOMMENDATIONS OF THE BUILDING COMMITTEE AND THE PLANNING / ZONING COMMISSION WERE DISCUSSED. THE CONSENSUS OF THE BOARD WAS FOR A 2% LOT COVERAGE RATIO WITH A 350 SQ. FT MAXIMUM SIZE AND WITH A 15 FT MAXIMUM HEIGHT. THE ORDINANCE WILL BE BROUGHT BACK TO THE NEXT MEETING WITH THE CHANGES.

**AMEND SHEDS / TABLED**

MOTION BY MARCH, SECONDED BY MAREVKA, TO TABLE THE ORDINANCE TO AMEND THE ZONING CODE REGARDING SHEDS UNTIL THE NEXT BOARD MEETING. MARCH, MAREVKA, BOWDEN, HAMM, AND PARKER VOTING AYE; MOTION CARRIED.

THE ORDINANCE GRANTS A SPECIAL USE, WITH CONDITIONS, FOR A TWO DWELLING RESIDENCE AT 436 W. CORNING AVENUE.

**ORD. 19-39 SPECIAL USE**

MOTION BY MARCH, SECONDED BY HAMM, TO ADOPT THE PLANNING/ZONING FINDINGS OF FACT AND ADOPT ORDINANCE 19-39 – AN ORDINANCE GRANTING A SPECIAL USE FOR A TWO-FAMILY DWELLING IN AN R-2 ONE FAMILY RESIDENCE DISTRICT (436 W. CORNING AVENUE) PENDING THE CONTRACT BUYER'S NAME BEING INSERTED INTO THE ORDINANCE. MARCH, HAMM, BOWDEN, MAREVKA, AND PARKER VOTING AYE; MOTION CARRIED.

THE TRICK-OR-TREAT HOURS FOR THE VILLAGE HAVE HISTORICALLY BEEN SET FROM 4:00 P.M. TO 7:00 P.M.

**TRICK-OR-TREAT HOURS**

MOTION BY MAREVKA, SECONDED BY PARKER, TO SET THE HALLOWEEN TRICK-OR-TREAT HOURS FOR THE VILLAGE AT 4:00 P.M. TO 7:00 P.M. ON OCTOBER 31, 2019. MAREVKA, PARKER, HAMM, BOWDEN, AND MARCH VOTING AYE; MOTION CARRIED.

THE BOARD CONTINUED THE DISCUSSION FROM PREVIOUS MEETINGS REGARDING RECREATIONAL CANNABIS DISPENSARIES. THE PRESIDENT STATED THAT HE WOULD LIKE TO COME TO A CONCLUSION BY THE NEXT MEETING AND DECIDE WHAT ZONING CHANGES NEEDED TO BE MADE. THE RIVERSIDE OPT IN ORDINANCE AND THE HINSDALE OPT OUT ORDINANCE WERE DISCUSSED. HOW MANY FACILITIES THE STATE WOULD PERMIT FOR EACH AREA WAS DISCUSSED. THE BOARD DISCUSSED THE B-3 OR ABOVE ZONING DISTRICT WITH A SPECIAL USE FOR A FACILITY LOCATION. THE BOARD DISCUSSED THE UP TO 3% ADDITION TAXES THE VILLAGE COULD IMPOSE ABOVE THE STATE TAXES THAT THE VILLAGE WOULD RECEIVE. TRUSTEE PARKER WAS AGAINST OPTING IN BECAUSE THE SOBRIETY TESTING HAS NOT BEEN PERFECTED. THE REMAINING FOUR TRUSTEES PRESENT WERE IN FAVOR OF OPTING IN. AN ORDINANCE WILL BE PREPARED FOR THE NEXT MEETING.

**RECREATIONAL CANNABIS**

TRUSTEE MARCH ANNOUNCED AN ADMINISTRATIVE OVERSIGHT COMMITTEE MEETING FOR OCTOBER 27<sup>th</sup> TO DISCUSS THE POLICE PENSION FUND.

**GENERAL DISCUSSION**

MOTION BY PARKER, SECONDED BY BOWDEN, TO ADJOURN THE REGULAR MEETING OF THE PEOTONE VILLAGE BOARD OF TRUSTEES AT 8:07 P.M. PARKER, BOWDEN, HAMM, MARCH, AND MAREVKA VOTING AYE; MOTION CARRIED.

**ADJOURNMENT**

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Donna Werner  
Village Clerk