

**VILLAGE OF PEOTONE**  
**ADMINISTRATIVE OVERSIGHT COMMITTEE MINUTES**  
**Minutes of October 17, 2023**

**CALL TO ORDER, ROLL CALL**

THE ADMINISTRATIVE OVERSIGHT COMMITTEE MEETING WAS CALLED TO ORDER AT 10:00 AM AT THE MUNICIPAL COMPLEX HALL, 208 E. MAIN STREET, PEOTONE, ILLINOIS, BY THE COMMITTEE CHAIR, GARY HUDSON. IN ATTENDANCE WERE TRUSTEE HUDSON, TRUSTEE RICHARDS AND TRUSTEE SLUIS. ALSO PRESENT WAS THE VILLAGE ADMINISTRATOR.

**MINUTES**

MOTION BY SLUIS, SECOND BY RICHARDS TO APPROVE THE ADMINISTRATIVE OVERSIGHT COMMITTEE MINUTES FROM AUGUST 9, 2023. ALL VOTING YES; MOTION CARRIED.

**PUBLIC COMMENT - NONE**

**DISCUSS FUTURE ECONOMIC DEVELOPMENT EFFORTS FOR THE VILLAGE**

THE VILLAGE RECEIVED A PROPOSAL AND IT WAS UNDECIDED ON HOW TO PROCEED WITH IT. A PAST BUXTON REPORT HAD ANSWERED SOME QUESTIONS AND HAD WORKED WITH GMT AND A LOT OF BUSINESSES ARE OUTDATED IN THE REPORT. THE VILLAGE HAD PAID FOR THE PREVIOUS STUDY ON MARKET ANALYSIS AND THERE WAS PREVIOUSLY AN ECONOMIC DEVELOPMENT COMMITTEE THAT INCLUDED REPRESENTATIVES FROM THE BANKS AND SCHOOL DISTRICT. WATER AND SEWER WAS A PREVIOUS CONCERN BUT HAS BEEN CONNECTED TO THE WEST SIDE OF I-57. THAT COMMITTEE FELT THE VILLAGE SHOULD HAVE A SMALL BUSINESS PARK AND SOME COMPANIES DIDN'T FEEL THERE WAS ENOUGH OF AN EMPLOYEE POPULATION. A PREVIOUS MAYOR WENT TO SEMINARS AND ICSC TO HELP THE VILLAGE MOVE FORWARD ON ITS OWN AND MAKE CONTACTS, THE VILLAGE PREVIOUSLY SENT LETTERS BUT NOTHING TRANSPIRED. TRUSTEE HUDSON STATED IT WOULD BE IDEAL TO GET A BUSINESS WITH A LARGER QUANTITY OF EMPLOYEES, MOST PEOPLE WORK OUTSIDE OF TOWN AND THE VILLAGE NEEDS MORE ROOFTOPS AND TO MAKE CONTACTS. IT WAS DISCUSSED HOW MUCH THE VILLAGE CAN DO THEMSELVES, AND POSSIBLY EXPANDING INFORMATION ON THE WEBSITE AND IMPROVING IT FOR ECONOMIC DEVELOPMENT. THERE WAS DISCUSSION ABOUT GMT AND THEIR PREVIOUS INVOLVEMENT, THE ADMINISTRATOR STATED THE VILLAGE NEEDS TO DO MORE INTERNAL WORK AND DETERMINE WHAT THE VILLAGE WANTS AND WHERE THEY WANT IT. THE MAYOR HAD REACHED OUT TO ROBINSON REGARDING A ZONED MASTER PLAN. THE ADMINISTRATOR REACHED OUT TO THE REFERENCES PROVIDED FROM GMT AND NONE OF THEM PAY HIM, HE IS A DEVELOPER FOR END USERS, THE VILLAGE WOULD BE INTERESTED IN LETTING HIM WORK WITH THE VILLAGE BUT DO NOT WANT TO SPEND MONEY WHEN HE IS PROVIDING SERVICES AT NO COST TO OTHER VILLAGES. DISCUSSED THE DIFFERENCES BETWEEN USING GMT AND A RETAIL COACH AND ALSO SOME DISCUSSION ABOUT COMMERCIAL BROKERS, IF SERVICES WILL HAVE TO BE PAID FOR THEY WILL NEED TO BE IN THE NEXT BUDGET. THE ADMINISTRATOR WILL REACH OUT AND GET PRICING. THERE WAS DISCUSSION ABOUT LACK OF CURRENT INTEREST FROM NEW BUSINESSES/DEVELOPERS AND LACK OF SHOVEL READY/ESTABLISHED PRE-PLANNED AREAS FOR BUSINESSES/WAREHOUSES ON THE OTHER SIDE OF I-57. THERE WAS DISCUSSION ABOUT THE PREVIOUS COMPREHENSIVE PLAN AND UTILIZING GRANT OPPORTUNITIES AND PRE-ANNEXATION AGREEMENTS FOR SURROUNDING LAND OWNERS. WILL COUNTY CENTER FOR ECONOMIC DEVELOPMENT HAS BEEN HELPFUL WITH MARKETING AND PROMOTING PEOTONE AND HAS BEEN IN CONTACT WITH THE VILLAGE AND PROVIDING UPDATES AND

INFORMATION. THERE WAS SOME DISCUSSION ON BIG BOX/WAREHOUSE STORES AND POSSIBLE RESTAURANT IDEAS FOR THE STAND ALONE RESTAURANT BY THE TRUCK STOP/TRAVEL CENTER. THE ADMINISTRATOR HAD RECEIVED A LETTER FROM IDOT STATING THAT THE ILLIANA ROADWAY WAS NO LONGER A POSSIBILITY. THERE WAS NO RECOMMENDATION AT THIS DATE FOR AN AGENDA ITEM IN REGARD TO GMT, THEY WILL REACH OUT TO A RETAIL COACH AND PROVIDE AN UPDATE TO GMT AND SEE IF THEY ARE WILLING TO PROVIDE AN ALTERNATE AGREEMENT/ARRANGEMENT OR IF THEY CAN OFFER FEEDBACK OF ALTERNATE WAYS TO PROCEED.

**GENERAL DISCUSSION –**

THERE WAS SOME DISCUSSION ON CREATING DEVELOPMENT GUIDELINES OR CODE FOR THE DOWNTOWN DISTRICT. PEARL DEALERSHIP HAS SOME WORK GOING ON BUT IT IS OUTSIDE VILLAGE LIMITS AND THEY WERE UNWILLING TO PROVIDE ANY INFORMATION TO THE VILLAGE ABOUT IT. THE FIRE DISTRICT IS BUILDING A NEW BUILDING IN MANHATTAN AND HAS A BID OUT FOR REMODELING THE PEOTONE STATION. \$1.6 MILLION WAS INVESTED IN A TERM INVESTMENT EARNING 5.5% WITH A MATURITY DATE OF MARCH 27, 2024. MAYOR, ADMIN AND CODE MET WITH MEAD CONTRACTING TO DISCUSS BUILDING ON NORTH STREET, HE IS HOPING TO TEAR DOWN IN THE SPRING, THEY DISCUSSED POSSIBLE TIF INCENTIVES AND SPECIAL USE FOR POTENTIALLY A RESTAURANT DOWNSTAIRS AND APARTMENTS UPSTAIRS.

**ADJOURNMENT-**MOTION BY SLUIS, SECOND BY RICHARDS TO ADJOURN THE ADMINISTRATIVE OVERSIGHT COMMITTEE MEETING AT 11:30 M. ALL VOTING YES; MOTION CARRIED.