

VILLAGE OF PEOTONE
PLANNING & ZONING COMMISSION
MINUTES OF FEBRUARY 21, 2024

CALL TO ORDER:

THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER AT 6:00PM AT THE MUNICIPAL COMPLEX HALL, 208 E. MAIN STREET, PEOTONE, ILLINOIS BY THE CHAIRMAN, JAMES PETREIKIS.

CHAIRMAN PETREIKIS ANNOUNCED THAT PUBLIC COMMENT WOULD BE MOVED TO AFTER NEW BUSINESS

ROLL CALL:

THE FOLLOWING PLANNING AND ZONING MEMBERS ANSWERED ROLL CALL: MS MODOLO, MS. ECKHART, MR MERCER, AND MS. MARCH CURTIS. VILLAGE ADMINISTRATOR AND BUILDING AND ZONING COORDINATOR WERE PRESENT.

MINUTES:

MOTION MADE BY MARCH CURTIS TO APPROVE THE MINUTES OF THE APRIL 19, 2023, PLANNING AND ZONING COMMISSION MEETING MINUTES, SECONDED BY MERCER. APPROVED BY ALL, MOTION CARRIED.

ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS:

DON BROOKS FROM GREAT LAKE LIFTING HAD PRESENTED A CONCEPT PLAN AND TALKED ABOUT A POSSIBLE EXPANSION. THE PROPERTY HAD BEEN CLEANED UP AND THE GARAGE DEMOLISHED. THE PROPERTY PLAT LINES WILL NEED TO BE CLARIFIED BEFORE RE-ZONING.

OLD BUSINESS: NONE

NEW BUSINESS:

PRESENT MASTER DEVELOPMENT PLAN MAP

THE ADMINISTRATOR GAVE AN UPDATE AS THERE HAS BEEN A LOT OF ACTIVITY OVER THE PAST YEAR INCLUDING THE TRAVEL CENTER, NEW BUSINESSES IN THE DOWNTOWN, THE DOWNTOWN STREETScape AND AIRPORT DISCUSSIONS. THE ADMINISTRATOR AND MAYOR HAVE MET WITH ROBINSON ENGINEERING TO SEE HOW TO BE AWARE OF, STRATEGIZE AND BE PREPARED FOR FUTURE DEVELOPMENT. THE VILLAGE WANTS TO BE READY IF APPROACHED BY DEVELOPERS AND WANTS TO BE PROACTIVE AND PREPARED. THE MAYOR STATED THERE IS NOTHING DEFINITE AT THIS TIME AND NOBODY SPECIFIC TALKING TO THE VILLAGE AND THE MAIN FOCUS IS IDENTIFYING DEVELOPMENT AND COMMERCIAL AREAS ON RT 50 AND KEEPING INDUSTRIAL AND WAREHOUSE WHERE ZONED. THE ADMINISTRATOR IS LOOKING FOR GRANTS TO UPDATE THE COMPREHENSIVE PLAN AND THE VILLAGE HAS RECEIVED PRO BONO PLANNING SERVICES THROUGH A GRANT FOR WORKING ON UPDATING THE BIKE PLAN. SHE WILL FORWARD INFORMATION AS IT COMES IN AND KEEP THE PLANNING AND ZONING COMMISSION UPDATED.

DOWNTOWN STREETScape PROJECT UPDATE

THE BID WENT OUT AND WAS AWARDED TO IROQUOIS PAVING. THE PROJECT IS HOPING TO START IN THE NEXT FEW MONTHS, THERE WILL BE A PRE-CON MEETING SOON AND IT WILL HOPEFULLY PROVIDE A BETTER TIME LINE. PEOTONE HAS BEEN WORKING ON PLANNING AND

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DEVELOPMENT INCLUDING AQUA RUN TO WEST SIDE OF I-57 FOR TRAVEL CENTER, TIF 1 AND TIF 2 IN PLACE AND CREATING A BUSINESS DEVELOPMENT DISTRICT. THE VILLAGE RECEIVED A LOCAL TECH ASSISTANCE GRANT AND A GRANT FOR THE CONRAD STREET PROJECT AND WILL BE WORKING ON UPDATING RESIDENTS AND PROVIDING INFORMATION ON PROJECTS AND THEIR EXPECTED LENGTHS. THE MAYOR SAID HE IS WORKING ON HIRING A PUBLIC RELATIONS CONSULTANT AND THE VILLAGE WILL BE ABLE TO UTILIZE TOOLS SHE CAN PROVIDE MOVING FORWARD INCLUDING AN E-NEWSLETTER. THE ADMINISTRATOR IS WORKING ON PRESERVING THE HISTORICAL DISTRICT DOWNTOWN AND AN ARCHITECTURAL OVERLAY DISTRICT TO PRESERVE THE DOWNTOWN AND TO GIVE THE BUSINESSES DOWNTOWN AN OPPORTUNITY TO HAVE REGULATIONS THAT FIT IN A "DOWNTOWN". THE VILLAGE HAS DEMOLISHED A COUPLE BUILDINGS, HAS A CODE ENFORCEMENT OFFICER, CREATED A VACANT BUILDING REGISTRY, ISSUED BONDS FOR OFFSTREET IMPROVEMENTS AT THE TRAVEL CENTER AND IS DISCUSSING CREATING A FAÇADE IMPROVEMENT PROGRAM. THERE WILL BE A PLANNING AND ZONING CASE IN MARCH FOR ANNEXATION AND REZONING AT BLACK DIAMOND AS A PORTION OF THEIR PROPERTY IS NOT IN VILLAGE LIMITS. THERE WAS DISCUSSION ABOUT AN E-NEWSLETTER FOR PLANNING AND ZONING COMMISSION MEMBERS TO KEEP THEM BETTER INFORMED. THE MAYOR WANTED TO THANK THE COMMISSION MEMBERS AND LET THEM KNOW THAT THINGS ARE GOING WELL IN THE VILLAGE, THE PROPERTY ON WILMINGTON PEOTONE ROAD WAS RE-ZONED AND DEVELOPMERS ARE STILL MARKETING IT BUT NOTHING AT THIS TIME, RAILROAD STREET PARKING LOT WAS COMPLETED, EVENT INQUIRIES HAVE INCREASED AND THE MEAT MARKET BUILDING HAS BEEN PURCHASED AND IS BEING REHABBED.

TRAVEL CENTER PROJECT UPDATE

THE STREET IS MUCH BETTER NOW, THE ELEVATOR SHAFT FOR THE HOTEL IS IN. THE VILLAGE HAS STARTED RECEIVING FUNDS FROM THE TRAVEL CENTER AND WILL INCLUDE RETAIL SALES TAX, BUSINESS DEVELOPMENT TAX, .2 CENTS A GALLON FOR GAS ABOVE SALES TAX AND WILL HAVE \$2 PER TRUCK ON OVERNIGHT PARKING ONCE THE TRAVEL CENTER STARTS CHARGING FOR IT. THERE CURRENTLY IS NOT VIDEO GAMING BUT THERE WILL BE IN THE FUTURE AT BOTH THE TRUCK STOP AND HOTEL.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

THE VILLAGE HAS SWITCHED BUILDING COMPANIES THAT DO THE PLAN REVIEW AND HAVE HIRED A PLANNING CONSULTANT ON AN AS NEEDED BASIS.

IDEAS FOR FUTURE COMMUNICATION TOOLS TO UPDATE COMMISSION BETWEEN MEETINGS

CHAIRMAN STATED WOULD BE HELPFUL AND THAT THE YEAR END REVIEW RECAP THE MAYOR DID WAS FANTASTIC.

PUBLIC COMMENT:

JIM BOWDEN WAS PRESENT AND STATED HE WAS VERY ENCOURAGED TO HEAR THAT THE VILLAGE IS PLANNING ON FURTHER DEVELOPMENT. HE HAS HAD EXPEREINCE TALKING TO THE PLANNING COMMISSION IN THE PAST AND HE FEELS MORE DEVELOPMENT WILL BE FORTHCOMING AND THE VILLAGE SHOULD BE PROACTIVE AND PREPARED. HE FEELS THE VILLAGE SHOULD PUBLICIZE AND PROVIDE INFORMATION TO THE RESIDENTS OF WHAT WILL

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BE BEING PRESENTED TO THE PLANNING AND ZONING COMMISSION IN THE FUTURE. THE ADMINISTRATOR CLARIFIED THAT THE STATE STATUTES DETERMINE NOTIFICATION GUIDELINES AND THE VILLAGE FOLLOWS THEM AND THAT ITEMS ARE READILY AVAILABLE FOR THE PUBLIC TO LOOK AT ONCE THEY ARE PUBLISHED.

GENERAL DISCUSSION:

THERE WAS DISCUSSION ABOUT THE PROPERTY LOCATED AT 201 SECOND STREET, THE ADMINISTRATOR STATED A DEMO PERMIT WAS PULLED BUT HAS EXPIRED AND THE VILLAGE IS DOING THEIR DUE DILIGENCE AND WORKING ON COMPLIANCE, THE OWNER HAS PREVIOUSLY BEEN FINED AND THE VILLAGE IS IN THE PROCESS OF ADVANCING MEASURES.

THERE WAS DISCUSSION ABOUT CONTINUITY FOR CODE AND WITH THE ARCHITECTURAL OVERLAY DISTRICT THE VILLAGE WILL HAVE STANDARDS IN PLACE AND REQUIREMENTS THAT WILL NEED TO BE MET, A PROPOSED DRAFT WILL BE PRESENTED TO THE PLANNING AND ZONING COMMISSION WHEN COMPLETED.

THE PREVIOUS HAIR SALON ON SECOND STREET HAS BEEN PURCHASED AND IN THE PROCESS OF BEING REMODELED FOR A NEW BUSINESS, IT IS A CHEESE MANUFACTURER/DISTRIBUTER AND THERE WILL BE A CARRY OUT DELI WITH OUTDOOR SEATING.

THERE WAS A DISCUSSION ABOUT MULTIPLE NON-MOVING VEHICLES IN DRIVEWAYS, THE BUILDING AND ZONING COORDINATOR CONFIRMED THAT YES, THAT VIOLATES A CODE AND NEEDS TO BE ADDRESSED. VEHICLES NEED TO HAVE VALID REGISTRATION AND BE CLEAR OF YARD DEBRIS. THERE IS A CODE COMPLAINT FORM ON THE VILLAGE WEBSITE AND THAT CAN BE COMPLETED ANONYMOUSLY AND ALSO USED FOR INFORMATIONAL AND DOCUMENTATION PURPOSES. HE ALSO CONFIRMED THAT VEHICLES CAN NOT PARK ON OR OBSTRUCT SIDEWALKS AND THAT SNOW REMOVAL ON THE SIDEWALK IS NOT IN THE VILLAGE CODE AND IS THE HOMEOWNER'S RESPONSIBILITY. HE ALSO CONFIRMED THAT THERE IS CURRENTLY ONE ACTIVE CHICKEN COOP PERMIT IN PROCESS BUT IT IS NOT COMPLETED YET.

THERE WILL BE A MEETING IN MARCH, THE BLACK DIAMOND CASE WILL BE ON THE AGENDA.

ADJOURN- MOTION BY MODOLO, SECOND BY EKHART AT 7:28PM. ALL APPROVED.