

VILLAGE OF PEOTONE  
PLANNING & ZONING COMMISSION  
MINUTES OF APRIL 19, 2023

**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.

**ROLL CALL:**

THE FOLLOWING PLANNING AND ZONING MEMBERS ANSWERED ROLL CALL: MR GILLIS, MS MODOLO, MS. ECKHART, MR MERCER, MR. JONES AND MS. MARCH CURTIS. VILLAGE ADMINISTRATOR WAS PRESENT.

**PUBLIC COMMENT:** NONE

**MINUTES:**

MOTION MADE BY MARCH CURTIS TO APPROVE WITH TYPO CORRECTIONS THE MINUTES OF THE MARCH 15, 2023, PLANNING AND ZONING COMMISSION MEETING MINUTES, SECONDED BY JONES. APPROVED BY ALL, MOTION CARRIED.

**ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS:**

THERE WERE THREE CASES LAST MONTH. BOTH SPECIAL USE CASES WERE APPROVED BY THE VILLAGE BOARD, THE ZONING CHANGE FOR CHALKSTONE PARTNERS WAS DENIED BY THE VILLAGE BOARD. THE VILLAGE IS STILL IN DISCUSSION WITH THEM AND MAY REVISIT IT. IT WOULD NOT COME BACK TO PLANNING AND ZONING BUT WOULD GO BACK DIRECTLY TO THE VILLAGE BOARD.

**OLD BUSINESS:** NONE

**NEW BUSINESS:**

**DISCUSS CONCEPT FOR BUSINESS EXPANSION OF GREAT LAKES LIFTING AT 209 AND 217 EAST CORNING AVENUE, PEOTONE, IL**

DON BROOKS (ONE OF THREE OWNERS) PRESENTED A LETTER AND SKETCH TO THE COMMISSION. GREAT LAKES LIFTING SELLS AND RENTS SPECIALIZED EQUIPMENT PRIMARILY, BUT NOT EXCLUSIVELY, FOR THE GLASS INDUSTRY. THEY PURCHASED THE HOUSE ADJACENT TO THEIR PROPERTY WITH NO INTENTIONS OF LIVING IN IT. THEY WOULD LIKE TO EXPAND IN A TWO-FOLD PLAN. THE FIRST WOULD BE TO CHANGE THE ZONING AND THEN TO TEAR DOWN THE HOUSE, REQUEST A VARIANCE, FENCE IN AND PUT DOWN GRAVEL AND STORE TRAILERS TEMPORARILY. IN THE LONG TERM THEY WOULD LIKE TO HAVE A NEW BUILDING BUILT. THEY ARE VERY AWARE THEY ARE LOCATED IN A RESIDENTIAL AREA. THEIR NORMAL BUSINESS HOURS ARE 7-4. THE FENCING WAS DISCUSSED AND PUTTING A TIMELINE IN PLACE ON A GRAVEL LOT AND FENCING. REZONING WOULD BE THE FIRST STEP, THEN TEARING DOWN THE HOUSE. THE SECOND STAGE WOULD TENTATIVELY BE A GRASS LOT AND PLANS FOR A NEW BUILDING. DISCUSSED SETBACKS, LOT LINES, EASEMENTS, POSSIBLY CONJOINING LOTS, PARKING OPTIONS AND UNIFORM ZONING OF BOTH PARCELS. IF REZONED, ALL BUILDINGS ON HOUSE PROPERTY WOULD BE TORN DOWN, WOULD BE ASTHETICALLY PLEASING AND WELL CARED FOR. MARCH-CURTIS ASKED IF THERE IS ANY HISTORICAL SIGNIFICANCE OF THE HOUSE AND WOULD HE SALVALGE ANY OF THE PROPERTY ITEMS SUCH AS WOODWORK, BUILT IN'S, DOORKNOBS AND HINGES. BROOKS SAID NOT HIM BUT POSSIBLY HIS DAUGHTER OR DAUGHTER IN LAW. THERE WAS DISCUSSION ON COMBINING BOTH PROPERTIES FOR ZONING AND TAX PURPOSES. THE NEXT STEP WOULD BE DETERMINING

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WHICH WAY TO GO WITH ZONING AND COME BACK WITH A ZONING REQUEST, BROOKS WOULD WANT TO CONSOLIDATE. JONES ASKED MR CARUSO, WHO WAS IN THE AUDIENCE, IF HE HAD ANY CONCERNS AS HE LIVES ACROSS THE STREET, MR. CARUSO SAID HE IS FOR BUSINESS GROWTH BUT THERE ARE A LOT OF TRUCKS THAT GO DOWN CORNING BETWEEN GREAT LAKES AND THE POST OFFICE AND THERE IS THE POTENTIAL FOR INCREASED TRUCK TRAFFIC. PETREIKIS ASKED HOW MANY SEMIS IN A NORMAL WEEK COME TO GREAT LAKES, BROOKS REPLIED 3-4.

**GENERAL DISCUSSION:**

THE ADMINISTRATOR INFORMED THE COMMISSION THAT THE VILLAGE HIRED A NEW BUILDING & ZONING COORDINATOR THAT WOULD BE STARTING MAY 8<sup>TH</sup>. HE WILL BE TAKING OVER THE PLANNING & ZONING CASES, RESEARCH AND MEETINGS.

BUD CARUSO WAS PRESENT REGARDING REAL ESATE FOR SALE SIGNS HE HAD POSTED AND WAS UNAWARE THAT THEY NEEDED PERMITS AND APOLOGIZED. THE ADMINISTRATOR CLARIFIED THAT SMALL SIGNS DO NOT REQUIRE PERMITS AND IF THERE ARE ANY QUESTIONS TO ASK THE VILLAGE FOR CLARIFICATION OF VILLAGE CODE FOR REAL ESTATE.DUE TO TYPE OF SIGN AND ZONING. THERE WAS GENERAL DISCUSSION REGARDING CARUSO'S SIGNS BUT NO OBJECTIONS FROM THE COMMISSION.

**ADJOURN-** MOTION BY MERCER, SECOND BY GILLIS AT 6:57PM. ALL APPROVED.