

VILLAGE OF PEOTONE
PLANNING & ZONING COMMISSION
MINUTES OF APRIL 20, 2022

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: MS. MARCH CURTIS, MR. GILLIS, MS. EKHART, MR. MERCER AND MR. PETREIKIS. MR. JONES AND MS. MODOLO WERE ABSENT. VILLAGE ADMIN WAS PRESENT.

MINUTES

MARCH CURTIS STATED THERE WERE TYPOS IN THE MEETING MINUTES FROM THE LAST MEETING. MOTION MADE BY GILLIS AND SECONDED BY MARCH CURTIS TO APPROVE THE MINUTES OF THE FEBRUARY 16, 2022, PLANNING AND ZONING COMMISSION MEETING WITH TYPOS TO BE SUBMITTED TO ADMIN FROM MARCH CURTIS FOR CORRECTION. APPROVED BY ALL, MOTION CARRIED.

ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS: LAST CASE THAT P&Z MADE RECOMMENDATION FOR WAS VARIANCE FOR MARCH DENTAL AND WAS APPROVED BY THE VILLAGE BOARD.

OLD BUSINESS- NONE

NEW BUSINESS- PUBLIC HEARING: PZ22-01 REQUEST OF PETITIONER, TODD SANDBERG, FOR A VARIANCE OF NINETY (90) SQUARE FEET AND ONE (1) FOOT ONE (1) INCH IN HEIGHT FOR A NEW DETACHED GARAGE AT COMMONLY KNOWN ADDRESS OF 420 S. FOURTH STREET, PEOTONE, IL AND A RECOMMENDATION BY THE PLANNING & ZONING COMMISSION TO THE VILLAGE BOARD OF TRUSTEES REGARDING THE REQUEST

CHAIRMAN OPENED PUBLIC HEARING AT 6:03PM. CHAIRMAN STATED ALL PUBLICATION REQUIREMENTS HAVE BEEN MET AND ADJACENT PROPERTY OWNERS WITHIN 250 FEET HAVE BEEN NOTIFIED. CHAIRMAN SWORE IN PETITIONER, TODD SANDBERG. SANDBERG GAVE A PROJECT OVERVIEW STATING HE RUNS A CLASSIC CAR CLUB AND THE REASON FOR THE HEIGHT VARIANCE IS SO HE CAN PUT IN LIFTS AND STORE VEHICLES MORE EFFICIENTLY AND THAT HE WILL NOT BE RUNNING A MECHANIC SHOP. IT WOULD ALSO HAVE ROOM TO STORE TOOLS. HE MAY CHANGE FROM ORIGINAL PLAN OF ONE GARAGE DOOR TO TWO SINGLE GARAGE DOORS. HE WOULD BE DEMOLISHING THE EXISTING GARAGE AND CONSTRUCTING A NEW ONE AND MOVING IT SLIGHTLY OVER. MARCH CURTIS ASKED WHERE HE CURRENTLY STORES HIS CARS. SANDBERG STATED HE HAS BEEN STORING AT OTHER PROPERTIES HE OWNED AND ALSO RENTING PLACES. MARCH CURTIS ASKED IF HE WOULD BE STORING MATERIALS FOR THE CAR CLUB AND HOW DOES THE VARIANCE BENEFIT THE CAR CLUB. SANDBERG SAID HE MAY HAVE CLUB MEETINGS DOWN THE ROAD AND THAT HE STORES EZ UP TENTS, LEFTOVER TSHIRTS STORED IN TOTES, DECORATIONS AND BANNERS. MARCH CURTIS SAID SHE WAS ASKING QUESTIONS BECAUSE IT LOOKS LIKE IT WOULD ADD PROPERTY VALUE BUT THAT ISNT JUSTIFICATION FOR A VARIANCE. SANDBERG STATED THAT NOONE TAKES A PAYCHECK AND THEY ARE COMPLETELY NOT FOR PROFIT AND FOR CHARITY. ADMIN ASKED IF ANYONE ELSE'S VEHICLES WILL BE STORED IN THE GARAGE. SANDBERG

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ANSWERED ABSOLUTELY NOT AND THAT IT WOULD BE A LIABILITY CONCERN. GILLIS ASKED WHAT CHARITIES THE CAR CLUB SUPPORTS. IT WAS ANSWERED THE FOOD PANTRY, LEGION CHRISTMAS FOR KIDS, POST PROM, ATHLETIC BOOSTERS, BOY SCOUTS, SCHOLARSHIPS, PET SHELTERS. EKHART SAID LETTERS WENT OUT BUT THERE WAS NO ONE IN ATTENDANCE AND ASKED THE ADMIN IF ANYONE HAD CALLED. ADMIN STATED NO. SANDBERG STATED HE ADDITIONALLY WENT AND PERSONALLY SPOKE TO NEIGHBORS. IT WAS ASKED WHAT HIS PLANS WERE FOR THE DRIVEWAY. SANDBERG SAID HE WAS UNSURE AT THIS TIME BUT WOULD PREFER TO DO CONCRETE DEPENDING ON PRICING. HE ALSO SAID HE WOULD WANT TO PITCH THE DRIVEWAY TOWARDS THE STREET TO DRAIN WATER TO THE STORM SEWER AND AVOID WATER GOING IN TO HIS BASEMENT OR TOWARDS NEIGHBORS PROPERTY. IT WAS THEN ASKED WHEN HE WOULD LIKE TO START CONSTRUCTION. SANDBERG ANSWERED HE WOULD LIKE TO LOCK IN LUMBER PRICES AS SOON AS POSSIBLE. ADMIN SAID IF THERE WAS A FAVORABLE RECOMMENDATION THAT IT WOULD BE ON THE AGENDA FOR MONDAY'S MEETING. CHAIRMAN SAID JONES EMAILED ADMIN AND SAID HE WOULD BE UNABLE TO ATTEND THE MEETING BUT THAT HE WAS IN FAVOR OF A RECOMMENDATION AS LONG AS IT MATCHES THE DESIGN OF THE HOUSE, IS NO TALLER THAN THE HOUSE AND THAT IT MEETS ALL OTHER CONSTRUCTION CODES WITHIN THE VILLAGE. THERE WAS NO OTHER PUBLIC TESTIMONY AND THE CHAIRMAN CLOSED PUBLIC HEARING AT 6:25PM

CHAIRMAN READ FINDINGS OF FACTS. ADMIN STATED THAT THE FINDINGS WILL BE SUBMITTED TO THE BOARD AND IF THE P&Z COMMITTEE WANTS TO ALTER THEM BASED ON TESTIMONY THOSE REVISED FINDINGS CAN BE SUBMITTED. THERE WAS DISCUSSION ABOUT WHAT CONDITIONS MAKE THIS SITUATION UNIQUE TO HIM AND WHAT IS TO KEEP ANY OTHER RESIDENT FROM SAYING THEY WANT THE SAME THING. SECONDARY OR SECOND PURPOSE OF PEOTONE CAR CLUB AND SUPPORT PROVIDED TO THE COMMUNITY SHOULD BE ADDED TO FINDING OF FACTS. ADMIN WILL ADD IN COMMENTS TO THE ORIGINAL FINDINGS OF FACTS. GILLIS ALSO WOULD LIKE ORGANIZATIONS MENTIONED BY NAME, LIST WILL BE EMAILED. GILLIS ASKED IF SANDBERG CURRENTLY WORKS ON HIS VEHICLES AT THIS LOCATION AND IF THE VARIANCE WILL INCREASE THE AMOUNT OF PERSONAL WORK OR CAUSE A FIRE HAZARD. SANDBERG STATED NO. CHAIRMAN ASKED IF THERE WAS ANY PLAN OF A BATHROOM OR SEPARATE ROOM, SANDBERG STATED NO. GILLIS ASKED ABOUT THE RAFTERS AND IF THERE WOULD BE A SECOND LEVEL. SANDBERG EXPLAINED NO, IT IS TO ACCOMODATE THE LIFTS. ADMIN STATED VILLAGE CODE DOES NOT ALLOW FOR MECHANICAL WORK TO BE DONE ON DRIVEWAYS, THAT IT MUST BE DONE INSIDE GARAGE. GILLIS STATED WHEN THE PLANS ARE SUBMITTED HE WOULD LIKE THE PLAN FOR WATER CONTROL INDICATED OR COMMENTED. CHAIRMAN STATED HE LIKED THAT THERE WILL BE MORE SPACE FROM THE LOT LINE. A FAVORABLE RECOMMENDATION IS BEING FORWARDED TO THE BOARD AS PRESENTED WITH CHANGES TO THE FINDINGS OF FACTS AND THE CONDITION OF SHOWING WATER CONTROL ON THE BUILDING PERMIT. MOTION BY GILLIS, SECOND BY EKHART. ALL IN FAVOR, MOTION CARRIES AND WILL BE ON THE BOARD AGENDA FOR APRIL 25, 2022.

PUBLIC COMMENT

NONE

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GENERAL DISCUSSION

ADMIN IS WORKING ON GETTING TRAINING SESSION SET UP WITH THE ILLINOIS AMERICAN PLANNING ASSOCIATION FOR THE P&Z MEMBERS IN JUNE.

ADJOURN

MOTION BY MARCH CURTIS SECOND BY EKHART TO ADJOURN AT 6:47PM, ALL IN FAVOR,
MEETING ADJOURNED