

VILLAGE OF PEOTONE  
PLANNING & ZONING COMMISSION  
MINUTES OF JUNE 15, 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: MR. GILLIS, MR. JONES, MS. EKHART, MR. MERCER, MR. PETREIKIS AND MS. MARCH CURTIS. MS. MODOLO WAS ABSENT. VILLAGE ADMIN WAS PRESENT.

**MINUTES**

MARCH CURTIS STATED THERE WERE TYPOS IN THE MEETING MINUTES FROM THE LAST MEETING. MOTION MADE BY MARCH CURTIS AND SECONDED BY GILLIS TO APPROVE THE MINUTES OF THE APRIL 20, 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:**

PREVIOUS CASE FOR GARAGE VARIANCE P&Z MADE POSITIVE RECOMMENDATION AND IT WENT TO THE VILLAGE BOARD AND PASSED UNANIMOUSLY.

**OLD BUSINESS: NONE**

**NEW BUSINESS- PUBLIC HEARING: PZ22-P02 REQUEST OF PETITIONER, BHAGWATI PROPERTIES ONE LLC, FOR VARIANCES FROM THE VILLAGE CODE SECTION 157.082 (E) AND (G) IN THE B-3 AUTO-ORIENTED AND SERVICE BUSINESS DISTRICT. VARIANCES ARE REQUESTED FOR A) 9 FEET FOR BOTH THE HEIGHT OF THE HOTEL AND TRAVEL CENTER (39' REQUESTED;30' OTHERWISE PERMITTED) B) 3 STORIES FOR THE HOTEL BUILDING (2 OTHERWISE PERMITTED) C) 10 FEET FOR THE FRONT YARD SETBACK (FOR A 15 FEET SETBACK; 25 FEET OTHERWISE REQUIRED) AT THE NW CORNER OF WILMINGTON PEOTONE ROAD AND 88<sup>TH</sup> AVENUE, PEOTONE, IL 60468. AND A RECOMMENDATION BY THE PLANNING & ZONING COMMISSION TO THE VILLAGE BOARD OF TRUSTEES REGARDING THE REQUEST**

CHAIRMAN SWORE IN PETITIONERS. ATTORNEY REPRESENTING BHAGWATI PROPERTIES GAVE POWERPOINT PRESENTATION REGARDING PROPERTY CONSISTING OF 26.45 ACRES AT THE CORNER OF WILMINGTON ROAD AND 88<sup>TH</sup> AVENUE. PETITIONER IS SEEKING TWO SPECIFIC VARIANCES. THE SITE PLAN WAS SHOWN AND HE EXPLAINED THE MAP, DIRECTIONS IN CONJUNCTION WITH WHAT WILL BE GOING WHERE AND WHAT THE COLORED LINES REPRESENT ON THE SITE PLAN. ONE VARIANCE IS TO ALLOW THE HOTEL TO BE THREE STORIES AND TALLER THAN THE CODE ALLOWS AND THE SECOND VARIANCE IS FOR A 15' SETBACK INSTEAD OF 10'. HE STATED THE NECESSITY AND HARDSHIP ARE CAUSED BY THE IRREGULAR SHAPE OF THE PROPERTY AND THE SURROUNDING ROADS. HE ALSO STATED THAT 88<sup>TH</sup> AVENUE WILL BE WIDENED AND THE SOUTHERN PORTION IS CUTTING OFF A LARGE PORTION. ALSO, SIGNIFICANT STORMWATER IMPROVEMENTS (2 DETENTION AREAS), THE

VILLAGE OF PEOTONE  
PLANNING & ZONING COMMISSION  
MINUTES OF JUNE 15, 2022

HOTEL/TRUCK PARKING TRAVEL CENTER PROJECT ON THE WESTERN SIDE OF PROPERTY WOULD LOSE APPROXIMATELY 27 PARKING SPOTS WITHOUT THE SETBACK VARIANCE. THE HOTEL/TRAVEL CENTER SCOPE OF PROJECT REQUIRES THREE STORIES AND 39' FOR BOTH THE TRAVEL CENTER AND HOTEL. BOTH CONCEPTS WERE APPROVED BY THE VILLAGE IN THE INITIAL ANNEXATION AGREEMENT AND THE SCOPE OF THE PROJECT REQUIRES THREE STORIES AND 39' FOR BOTH THE TRAVEL CENTER AND HOTEL. THE PARTICULAR ORIENTATION AND STRUCTURE ARE NOT APPLICABLE TO SIMILARLY ZONED PROPERTIES IN THE VILLAGE AND THE HOTEL HAS FRANCHISE REQUIREMENTS THEY NEED TO MEET. THE PURPOSE OF THE VARIANCE IS NOT SOLELY TO MAKE MONEY, IT'S A DESIRE TO COMPLETE THE DEVELOPMENT PURSUANT TO AGREEMENTS WITH THE VILLAGE AND THEY BELIEVE THE VILLAGE WILL DERIVE SIGNIFICANT TAX REVENUE FROM THE PROJECT. THEY THINK AND BELIEVE THE PROJECT AS DESCRIBED IS BENEFICIAL TO THE VILLAGE AS A WHOLE ECONOMICALLY AND WHAT THE DEVELOPMENT CAN PROVIDE. THE ATTORNEY THEN ASKED IF THERE WERE ANY QUESTIONS. CHAIRMAN PETREIKIS ASKED WITH THE THREE STORY PROPOSAL HOW MANY ROOMS WOULD THERE BE – 70. JONES ASKED IF IT WAS A FRANCHISE HOTEL BEING BUILT AND IF IT WAS LOCKED IN – YES. JONES ASKED WITH THREE STORIES IF THERE WOULD BE AN ELEVATOR – YES, TWO ELEVATORS. JONES ASKED IF THE ENTRANCES ON THE WEST AND SOUTH EDGE OF THE LOT WOULD ALL BE CURBED – YES. JONES ASKED WITH THE ADJUSTMENT OF SETBACKS ON THE WEST SIDE WILL THAT AFFECT DRAINAGE- IT HAS BEEN WORKED ON FOR THE PAST TWO YEARS AND ROBINSON ENGINEERING IS AWARE. MARCH CURTIS ASKED WHAT SAFETY RAMIFICATIONS ARE THERE GOING FROM LARGER SETBACKS TO SMALLER – DRAWING DONE FOR ROAD IMPROVEMENTS FOR I-57 AND 88<sup>TH</sup> AVE/PEOTONE WILMINGTON ROAD HAVE BEEN PROPOSED TO IDOT AND WILL DOT. PER THE ADMIN, OFFSITE IMPROVEMENTS (I-57 AND 88<sup>TH</sup> AVE) HAVE BEEN PERMITTED AND APPROVED BY IDOT AND WILL DOT. IT WAS ASKED IF THERE WILL BE A STOP LIGHT AT THIS INTERSECTION- NO, THE TRAFFIC STUDY BY IDOT AND WILL DOT DID NOT CALL FOR SIGNAL LIGHT PER MR PATEL. MARCH CURTIS STATED SHE FINDS IT INTERESTING THAT THERE WASN'T SUFFICIENT TRAFFIC OR ANTICIPATED TRAFFIC. THERE WAS A QUESTION ABOUT THE HEIGHT OF THE TRAVEL CENTER AND WHAT THE RATIONALE FOR IT WAS- MR PATEL STATED ALL THE AMENITIES TO MAKE THE TRAVEL CENTER UNIQUE ARE ON THE SECOND FLOOR INCLUDING SHOWERS AND A TRUCKER'S LOUNGE WITH A SMALL BAR. THE FIRST FLOOR WILL BE RETAIL SPACE. MARCH CURTIS ASKED IF THE STAND ALONE RESTAURANT WILL BE PHASE 2. MR PATEL STATED THAT THE STAND ALONE RESTAURANT IS STILL TO BE DETERMINED BUT THE THREE OTHERS ARE PREDETERMINED AND INCLUDE A DUNKIN DONUTS, PHILLY STEAK AND THE LAST ONE WILL BE LOCKED IN. IT WAS ASKED HOW MANY SPOTS FOR TRUCK PARKING – 160. IT WAS ALSO STATED BY PETITIONER THAT BOTH OFF RAMPS FROM I-57 WILL BE TURNING LANES (ONE LEFT AND ONE RIGHT) WITH RAMP IMPROVEMENTS AND THAT PEOTONE WILMINGTON ROAD WITH BE FOUR LANES FOR A STRETCH OF ROAD. IT WAS ASKED WHEN THE RAMP IMPROVEMENTS WERE TO BE SCHEDULED – IT WILL BE UP TO THE VILLAGE FOR OFFSITE IMPROVEMENTS PER PETITIONER. MERCER ASKED IF THE FIRE DEPARTMENT HAS TO SIGN OFF ON ANYTHING – ADMIN SAID THE FIRE DEPARTMENT HAS REVIEWED AND WILL WORK THROUGH SOME OF THEIR CONCERNS. IT WAS ASKED IF THE HOTEL WAS GOING TO BE A HOLIDAY INN EXPRESS WHICH IS IHG OWNED AND THAT 103 WERE CLOSED LAST YEAR – MR PATEL STATED HE WAS UNAWARE THAT THEY CLOSED AND DOES NOT KNOW WHY THEY WERE CLOSED BUT HE THINKS THEY WILL DO VERY WELL OFF OF I-57 AND THAT THE HOTELS IN BRADLEY OFF I-57 ARE DOING WELL. THE

VILLAGE OF PEOTONE  
PLANNING & ZONING COMMISSION  
MINUTES OF JUNE 15, 2022

CHAIRMAN ASKED IF THERE WERE ANY OTHER QUESTIONS OR IF THE PETITIONERS HAD ANY QUESTIONS – NO. THE CHAIRMAN ANNOUNCED THAT ALL PUBLICATION REQUIREMENTS WERE MET AND ADJACENT PROPERTY OWNERS WERE NOTIFIED PRIOR TO THE HEARING DATE. CHAIRMAN CLOSED OUT PUBLIC COMMENT. ADMIN STATED NO ADDITIONAL VILLAGE OR STAFF COMMENTS.

CHAIRMAN READ THE FINDINGS OF FACT. CHAIRMAN ASKED IF THERE WERE ANY QUESTIONS FROM THE COMMISSION – NO.

MOTION BY GILLIS FOR APPROVAL OF VARIANCES AS PRESENTED, SECOND BY MARCH CURTIS. ALL AYES. MOTION CARRIES AND WILL GO TO THE VILLAGE BOARD.

**GENERAL DISCUSSION/REVIEW OF FINAL LANDSCAPING PLANS AND RECOMMENDATION FOR APPROVAL TO THE VILLAGE BOARD OF TRUSTEES PER ORDINANCE 20-24 FOR THE TRAVEL CENTER LOCATED AT THE NORTHWEST CORNER OF WILMINGTON PEOTONE ROAD AND I-57.**

CONDITIONS HAVE BEEN MET FROM THE SPECIAL USE APPLICATION IN 2019. A PROFESSIONAL PLANNING FIRM REVIEWED AND IT ADHERES TO VILLAGE CODE AND WAS APPROVED BY ENGINEERING. DURING CONSTRUCTION WILL KEEP AN EYE ON MECHANICAL EQUIPMENT. CORRECTION TO AGENDA – ORD 20-24 SHOULD BE 19-24 WHICH SPELLS OUT CONDITIONS.

JONES STATED UNDER LETTER C THAT 1 ½” VS 3” DIAMETER TREES, THAT THEY ARE VERY SMALL AND DOES NOT WANT TO GIVE IN ON, GILLIS AGREED. INITIAL COMMENTS WERE GIVEN TO THE PETITIONER AND REVIEWED AND SENT BACK REVISED.

IT WAS ASKED WHAT THE PROJECTED START DATE IS – MID JULY, AS SOON AS ALL FORMALITIES ARE DONE. THE VARIANCES WILL GO TO THE NEXT VILLAGE BOARD MEETING ON JUNE 21 AND THE ANNEXATION AGREEMENT IS ON THE FIRST VILLAGE BOARD MEETING IN JULY.

MOTION FOR FINAL LANDSCAPING PLAN APPROVAL AS PRESENTED BY JONES, SECOND BY MARCH CURTIS. ALL APPROVED, MOTION CARRIES.

JONES ASKED IF THERE IS ANYTHING FOR JULY – ADMIN STATED ONE VARIANCE CASE AND SHE IS STILL ORGANIZING ILLINOIS AMERICAN PLANNING ASSOCIATION TRAINING FOR THE COMMISSION MEMBERS.

NEXT MEETING WILL BE JULY 20, 2022

**ADJOURN-** MOTION BY GILLIS, SECOND BY JONES AT 6:53PM. ALL APPROVED