

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

**MINUTES**

MOTION MADE BY GILLIS AND SECONDED BY MARCH CURTIS TO APPROVE THE MINUTES OF THE JUNE 15, 2022, PLANNING AND ZONING COMMISSION MEETING. APPROVED BY ALL, MOTION CARRIED.

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

PREVIOUS CASE FOR TRAVEL CENTER FOR FINAL LANDSCAPING AND VARIANCES FOR THE HEIGHT OF THE BUILDINGS WENT TO THE VILLAGE BOARD AND PASSED UNANIMOUSLY.

**OLD BUSINESS: NONE**

**NEW BUSINESS- PUBLIC HEARING: PZ22-P03 PETITIONER REQUESTS A VARIANCE FROM VILLAGE CODE 157.009 IN THE AMOUNT OF 2 FEET 4 ½ INCHES FOR A NEW PORCH CANOPY AT 801 LOUISE LANE AND A RECOMMENDATION BY THE PLANNING & ZONING COMMISSION TO THE VILLAGE BOARD OF TRUSTEES REGARDING THE REQUEST**

CHAIRMAN STATED ALL PUBLICATION REQUIREMENTS HAVE BEEN MET AND ADJOURNING PROPERTY OWNERS HAVE BEEN NOTIFIED PRIOR TO THE HEARING DATE. CHAIRMAN ASKED IF PETITIONER IS LOOKING TO MAKE ANY COMMENTS PRIOR TO DISCUSSION. CHAIRMAN SWORE IN PETITIONER, MIKE DALY. PETITIONER STATED THEY JUST WANT TO MAKE THE FRONT OF THE BUILDING LOOK MORE INVITING AND LOOK GOOD IN THE NEIGHBORHOOD. THE PORCH WILL BE 15' WIDE AND 5' DEEP, WILL HAVE THREE STEPS AND BE COVERED. THE STEPS WILL NOT BE COVERED. CHAIRMAN ASKED IF THERE WERE ANY QUESTIONS FOR THE PETITIONER. MARCH CURTIS SAID HER UNDERSTANDING IS THEY ARE LOOKING TO MAKE IT LOOK LESS LIKE A CHURCH AND MORE LIKE A NEIGHBORHOOD HOME, PETITIONER ANSWERED YES, THAT IF THEY LEAVE IT THE WAY IT IS IT IS NOT ARCHITECTURALLY APPEALING. GILLIS ASKED ADMIN HOW FAR CODE STATES IT CAN COME OUT, ADMIN ANSWERED CODE ALLOWS TO ENCROACH 3' FROM THE FRONT YARD SETBACK. MARCH CURTIS ASKED WHAT THE SETBACK/ALLOWANCE IS FOR HOW FAR THEY HAVE TO BE, 30' ALLOWED. IT WILL BE ALMOST 32' PER DALY. IT WAS ASKED IF NEIGHBORS HAD ANY CONCERNS, ADMIN SAID NOT TO HER AND DALY SAID HE SPOKE TO ABOUT 80% OF THEM AND NOBODY WAS NEGATIVE. IT WAS ASKED IF THEY ARE REMOVING THE ASPHALT IN THE BACK, DALY SAID MOST OF IT; IT WILL BE A YARD. THERE WERE NO OTHER QUESTIONS FROM THE COMMISSION. CHAIRMAN ASKED IF THERE WAS ANY DISCUSSION OR CONCERNS FROM THE COMMISSION, NO.

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CHAIRMAN READ FINDINGS OF FACT.

MOTION BY MARCH CURTIS, SECOND BY GILLIS TO APPROVE VARIANCE AND FORWARD TO THE VILLAGE BOARD TO BE ON THE AGENDA AT THE NEXT MEETING JULY 25, 2022. ALL AYES, MOTION CARRIED.

**PUBLIC COMMENT:** NONE

**GENERAL DISCUSSION:** NONE

**PLANNING AND ZONING TRAINING SESSION BY ILLINOIS AMERICAN PLANNING**

TRAINING TO BE HELD AFTER ADJOURNMENT OF PUBLIC MEETING

**ADJOURN-** MOTION BY GILLIS, SECOND BY MODOLO AT 6:20PM. ALL APPROVED. TRAINING SESSION WAS THEN HELD UNTIL 9:20PM.