

VILLAGE OF PEOTONE
PLANNING & ZONING COMMISSION
MINUTES OF NOVEMBER 20, 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, William Mercer.

ROLL CALL:

The following Planning and Zoning Members answered roll call: Mr. Mercer, Mr. Gillis, Mr. Jones, Mr. Orzel, Ms. March-Curtis, Ms. Eckhart and Ms. Modolo. Village Administrator Nick Palmer was also present.

PUBLIC COMMENT: None

MINUTES:

Motion made by Gillis to approve the minutes of June 19, 2024, Planning and Zoning Commission Meeting with suggested correction, Second by Eckhart. Typo to be corrected. All voted Aye, Motion Carried.

ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS:

The Historical Overlay District was previously reviewed by the Commission and recommended to the Village Board; the Board has not taken action yet. The Downtown Streetscape paving is about complete, the pavers, trees and other wrap up items will be completed soon.

OLD BUSINESS: NONE

NEW BUSINESS:

PUBLIC HEARING-PZ24 03: REQUEST TEXT AMENDMENT TO SECTION 157.082(B) OF THE PEOTONE ZONING ORDINANCE. ORDINANCE AMENDING SECTION 157.082(B) OF CHAPTER 157 OF THE PEOTONE ZONING ORDINANCE OF THE CODE OF PEOTONE – B3 AUTO-ORIENTED AND SERVICE BUSINESS DISTRICT – TRUCK PARKING AREA OR YARD AS PERMITTED USE WITH CONDITIONS.

Motion by Eckhart, Second by Jones to open the Public Hearing. Roll Call by: Mercer, Gillis, Jones, Orzel, March-Curtis, Eckhart, Modolo. Roll call vote, all voted Aye.

Administrator Palmer stated that this was legally and officially published as required by law. At the last P&Z Meeting this was discussed. The Travel Center currently has approval for overnight parking and the proposed amendment would make an allowable use with conditions for storage. The previous Administrator and staff were going to look into a Sunset Clause and Special Use. After reviewing legally, a Sunset Clause would conflict with the annexation agreement and cannot be done. It would impact revenue generating provisions already agreed to in the development agreement and cannot be imposed. A Special Use would also create some issues with the annexation/development agreement but would solely affect this property and would be limited to this project. This proposal regulates this project in anticipation of others that may come forward in the future.

The Commission reviewed the current ordinance and guidelines, preventative and proactive guidelines and how to regulate without being overly burdensome. There was in depth discussion about the length of time for storage, who is going to regulate and enforce, if there will be barriers or fencing, establishing guidelines, more detailed language, tightening up the restrictions more, working on getting a better system in place with more specifics, clarifications, enforcement and compliance. There was discussion about abandonment needing to be more defined and the time period clarified/specified. The Commission would like the revenue outlook, details about a more robust enforcement plan and the length of time determined for storage.

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Motion by Gillis, Second by Jones to close the Public Hearing. Roll call vote, all voted Aye.

GENERAL DISCUSSION

There was discussion about graffiti needing to be addressed and needing more information on what is actually currently allowed.

Gillis moved to table the discussion until the additional information about the discussed items is available which included: revenue outlook for Village portion, enforcement plan, what appropriate length of time to consider abandoned, defined graffiti/good operational condition. Also clarification on what the Mayor previously stated the ordinance states.

Motion by Gillis to table discussion, Second by Jones. Roll call vote, all voted Aye.

ADJOURN- Motion by Modolo, Second by Ekhart at 7:19pm. All voted Aye.