

VILLAGE OF PEOTONE
PLANNING & ZONING COMMISSION
MINUTES OF APRIL 17, 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, JAMES PETREIKIS. THE CHAIRMAN ASKED ANYONE WHO WISHES TO SPEAK TO PLEASE SIGN IN AND ALSO STATED THAT THE PUBLICATION REQUIREMENTS HAVE BEEN MET AND ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED.

ROLL CALL:

THE FOLLOWING PLANNING AND ZONING MEMBERS ANSWERED ROLL CALL: MR JONES, MS. MARCH CURTIS AND MR. MERCER. CHAIRMAN PETREIKIS, VILLAGE ADMINISTRATOR AND BUILDING AND ZONING COORDINATOR WERE PRESENT.

MINUTES:

MOTION MADE BY MARCH CURTIS TO APPROVE THE MINUTES OF FEBRUARY 21, 2024, PLANNING AND ZONING COMMISSION MEETING MINUTES, SECONDED BY MERCER. ONE TYPO TO BE CORRECTED. APPROVED BY ALL, MOTION CARRIED.

COMMUNICATIONS: NONE

ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS:
NONE

OLD BUSINESS: NONE

NEW BUSINESS:

PUBLIC HEARING: PZ024-01 REQUEST FOR ANNEXATION-A PETITION FOR ANNEXATION OF PROPERTY 521 NORTH FIRST STREET, PEOTONE, ILLINOIS 60468 FROM WILL COUNTY AGRICULTURAL TO I-2 EXISTING INDUSTRIAL DISTRICT TO INDUSTRIAL STORAGE WITHIN THE VILLAGE OF PEOTONE

THE ATTORNEY FOR PETITIONER, JOHN REGAN, WAS PRESENT AND AVAILABLE FOR ANY QUESTIONS. THE ADMINISTRATOR GAVE BACKGROUND ON THE AGENDA ITEM. BLACK DIAMOND HAS A SMALL PORTION ON THE NORTH SIDE OF THE PROPERTY THAT IS OUTSIDE OF VILLAGE LIMITS, THERE IS NO BUILDING ON THAT PART OF THE PROPERTY AND THIS IS A VOLUNTARY ANNEXATION FOR RECOMMENDATION AND THEN THE NEXT ITEM IS TO REZONE TO APPROPRIATE/CONFORMING USE. VIRGINIA HAMANN, THE PEOTONE TAX ASSESSOR SPOKE, SHE HAD RECEIVED THE NOTICE AND EXPRESSED CONCERNS ABOUT INCLUDING WILL COUNTY LAND USE AND WILL TOWNSHIP AND ABOUT ZONING CONCERNS. THE ADMINISTRATOR STATED THAT THE VILLAGE HAD REVIEWED EVERYTHING WITH THE VILLAGE ATTORNEY. MR REGAN STATED THEY HAD A SURVEY DONE OF THE PROPERTY AND THERE IS AN EASEMENT OF ACCESS NEXT TO THE RAILROAD PROPERTY AND FREQUENTLY ON GIS SOMETIMES IT COULD APPEAR TO BE A LITTLE OFF BUT THE AREA WAS SURVEYED. A COMPANY IS PLANNING ON BUYING THE PROPERTY AND IT IS PREFERRED TO HAVE EVERYTHING ZONED PROPERLY BEFORE MOVING FORWARD AS TO AVOID ANY FURTHER FUTURE ISSUES. THE TAX REVENUE WILL NOW GO TO PEOTONE BUT THIS WOULD NOT AFFECT ANYTHING ELSE. THE NEW COMPANY WILL STILL BE DOING THE SAME THING, WHICH IS OUTSIDE STORAGE OF STEEL. MOTION MADE BY MARCH CURTS, SECONDED BY JONES TO APPROVE AS REQUESTED AND FORWARD TO VILLAGE BOARD. APPROVED BY ALL, MOTION CARRIED.

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PUBLIC HEARING: PZ02402 REQUEST FOR REZONING-A PETITION FOR RE-ZONING OF PROPERTY 521 NORTH FIRST STREET, PEOTONE, ILLINOIS 60468 FROM WILL COUNTY AGRICULTURAL TO I-2 EXISTING INDUSTRIAL DISTRICT TO INDUSTRIAL STORAGE WITHIN THE VILLAGE OF PEOTONE

THIS REQUEST IS IN CONJUNCTION WITH THE FIRST ITEM. IT RE-ZONES THE PROPERTY IN ACCORDANCE WITH THE REST OF THE PROPERTY. MOTION BY JONES, SECONDED BY MERCER TO APPROVE AS REQUESTED. APPROVED BY ALL, MOTION CARRIED. BOTH ITEMS WILL GO TO THE VILLAGE BOARD ON APRIL 22, 2024 FOR APPROVAL.

DISCUSSION ON AN ARCHITECTURAL OVERLAY DISTRICT IN THE DOWNTOWN AS AN ADDITIONAL ZONING CATEGORY FOR B-1 AND A RECOMMENDATION TO ADOPT TO THE VILLAGE BOARD

THE ADMINISTRATOR STATED THE BUILDING COMMITTEE HAS BEEN WORKING TO ENHANCE THE ZONING DISTRICT OF B-1 AND WANTS TO ADD AN ARCHITECTURAL OVERLAY DISTRICT WITH THE PURPOSE OF MAINTAINING THE HISTORICAL CHARACTER OF THE DOWNTOWN. TRUSTEE HUDSON WENT THROUGH THE DRAFT AND EXPLAINED THAT DIFFERENCES WERE NOTICED IN THE CODE IN THE DOWNTOWN VS THE REST OF THE AREA IN B-1 INCLUDING SETBACKS. THE GUIDELINES WOULD BE TO MAKE PEOPLE AWARE OF WHAT THE VILLAGE IS LOOKING FOR AND HAVE MORE CONTROL OVER AND ENCOURAGE DISCUSSION. PAINT COLOR PALETTES WOULD BE ADDED. NONE OF THE BUILDINGS ARE REGISTERED AS HISTORICAL OTHER THAN THE WINDMILL. THE VILLAGE HAS HISTORICALLY SIGNIFICANT BUILDINGS AND GUIDELINES WILL HELP TO MAINTAIN THE ARCHITECTURE. THE GUIDELINES WOULD GO INTO, AND BE PART OF, THE VILLAGE CODE. THEY WOULD HELP TO REFLECT THE DOWNTOWN CHARACTER, HISTORIC FUNCTION, FAMILY ORIENTATED STORE FRONTS AT STREET LEVEL AND ENCOURAGE DEVELOPMENT FROM SECONDARY AND TRANSITIONAL AREAS. DEFINITIONS INCLUDE NO LED SIGNS IN THE DOWNTOWN AREA AND DIMENSIONAL STANDARDS AND SETBACKS. TRYING TO KEEP IT SIMPLE AND OPEN ENDED USING A PERCENTAGE SCALE AND HAVING IN PERSON DISCUSSIONS AND HEARINGS WHEN NECESSARY. CONSENSUS IS THAT PEOTONE SHOULD HAVE ITS OWN IDENTITY AND NOT COMPARE TO OTHER COMMUNITIES. THIS HAS BEEN RUN BY THE PLANNER, KENDALL JACKSON, AND HE HAS REVIEWED AND HIS CHANGES HAVE BEEN INCORPORATED IN THE PRESENTED DRAFT. THERE WERE DISCUSSIONS ABOUT: COLOR PALETTES AND HISTORICAL COLORS GOING FORWARD BUT WILL NOT IMPACT CURRENT BUILDING COLORS; ABOUT THE APPLICATION FEE AND WAIVING IT AND ALSO ABOUT INCLUDING SOMETHING IN THE CODE IN REGARD TO CONSTRUCTION SAFETY IN THE DOWNTOWN AREA. A RENOVATION AND FAÇADE PROGRAM IS BEING DISCUSSED AND WILL POTENTIALLY BE IMPLEMENTED IN THE FUTURE TO ENCOURAGE PROPERTY OWNERS TO MAINTAIN/IMPROVE THEIR PROPERTY. BANNERS ON THE FRONT OF BUILDINGS AND SIGNS IN THE WINDOWS WERE DISCUSSED AND THE SIGN ORDINANCE HAS ALREADY BEEN REVISED. THE PROGRAM WILL BE IN THE CODE AND HELD ACCOUNTABLE TO FOLLOW AND WILL BE IN EFFECT ONCE IT HAS BEEN APPROVED BY THE VILLAGE BOARD, EXISTING OWNERS WILL NOT HAVE TO REVISE EXISTING PROPERTIES, ONLY ONCE CHANGES ARE TO BE MADE, VACANT BUILDING REGISTRY IS BEING REVIEWED AND WILL BE IMPLEMENTED. THERE IS NO TIME FRAME OR DEADLINE TO IMPLEMENT, THIS WILL JUST BE A GUIDELINE, IT WILL BE BASED OFF A PERCENTAGE AND A LETTER OF INTENT WILL BE REQUIRED AND EACH PROPERTY WILL BE LOOKED AT INDEPENDENTLY. THE COMMISSION WILL REVIEW AND THIS ITEM WILL BE ON THE AGENDA FOR PLANNING & ZONING IN MAY

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APPOINT NEW COMMISSION CHAIRPERSON DUE TO RESIGNATION OF CURRENT CHAIRPERSON

THE CURRENT CHAIR, MR PETREIKIS, WILL PROBABLY BE SELLING HIS HOUSE AND MOVING TO BE CLOSER TO FAMILY. HE WOULD STILL LIKE TO BE INVOLVED BUT DOES NOT WANT ANY CONFLICT IF HE DOES NOT LIVE IN PEOTONE. HE GAVE NOTICE TO THE MAYOR AND ADMINISTRATOR THAT HE WOULD BE STEPPING DOWN. THE MAYOR HAD DISCUSSED WITH MR MERCER AND HE AGREED TO ACCEPT THE POSITION OF CHAIR. THE MAYOR WILL BE APPOINTING BRIAN ORZEL TO REPLACE THE VACANT SEAT AT THE NEXT BOARD MEETING. MR PETREIKIS THANKED MR HUDSON AND THE ADMINISTRATOR FOR ALL THEIR ASSISTANCE AND GUIDANCE DURING HIS TIME ON THE COMMISSION. MOTION BY JONES, SECONDED BY MARCH CURTIS, APPROVED BY ALL, MOTION CARRIED.

PUBLIC COMMENT:

NO PUBLIC COMMENTS. THERE WAS A GENERAL DISCUSSION ABOUT EXPANDING THE HISTORIC DISTRICT IN THE FUTURE AND TO KEEP UNIFORMITY AND GUIDELINES IN PLACE. IT WAS ALSO STATED THAT THE DRONE PHOTO POSTED SHOWING RAILROAD STREET PARKING IS AN OLD/OUTDATED PHOTO.

ADJOURN- MOTION BY JONES, SECOND BY MERCER AT 7:20PM. ALL APPROVED.