

VILLAGE OF PEOTONE
PLANNING & ZONING COMMISSION
MINUTES OF MAY 15, 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, MS. EKHART, MS. MARCH-CURTIS, MR JONES, MR. GILLIS, AND MS. MODOLO. VILLAGE ADMINISTRATOR AIMEE INGALLS, COMMISSION MEMBER BRIAN ORZEL AND TRUSTEE HUDSON WERE ALSO PRESENT.

PUBLIC COMMENT: NONE

MINUTES:

MOTION MADE BY JONES TO APPROVE THE MINUTES OF FEBRUARY 21, 2024, PLANNING AND ZONING COMMISSION MEETING, SECOND BY MARCH-CURTIS. TWO TYPOS TO BE CORRECTED. APPROVED BY ALL, MOTION CARRIED.

COMMUNICATIONS: NONE

ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS:

PREVIOUS BLACK DIAMOND ANNEXATION AND REZONING WAS APPROVED AT VILLAGE BOARD MEETING AND RECORDED.

OLD BUSINESS: NONE

NEW BUSINESS:

CONTINUED 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

CONCERNS AND SUGGESTIONS WERE DISCUSSED ABOUT NO ONGOING BANNERS, PAPER SIGNS OR POSTERS ON THE EXTERIORS OF BUILDINGS IN THE DOWNTOWN AND ELIMINATING ANY FORM OF GAMING ADVERTISEMENTS ON EXTERIOR OF BUILDINGS. THERE WAS ALSO DISCUSSION ABOUT 12' BANNER TYPE SIGNS AND THE POSSIBILITY OF TEMPORARY ALLOWANCE FOR EVENTS. SIDEWALK SIGNS ARE ALLOWABLE.

THERE WAS DISCUSSION ABOUT STANDARDS BEING REVISED AND ADDED AS A REFERENCE TO THE CODE OR DOCUMENTS. THE 2015 INTERNATIONAL BUILDING CODE IS IN THE VILLAGE CODE AND THE SPECIFIC CHAPTERS ARE LISTED TO REFERENCE. THERE WAS DISCUSSION ABOUT ADDING A LINK ON THE WEBSITE BUT THERE WOULD BE TOO MANY TO LIST ALL. THE ARCHITECTURAL OVERLAY DISTRICT WILL BE LISTED AS A SEPARATE SECTION WITHIN THE VILLAGE CODE.

THERE WAS DISCUSSION ABOUT PAINT COLORS AND WINDOW REPLACEMENT GUIDELINES AND CONSISTENCY. PAINT COLORS SHOULD BE SELECTED FROM A HISTORICAL COLOR PALATTE AND SUBMITTED FOR APPROVAL. THERE WILL BE SUGGESTED BRANDS AND ANY

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OTHERS WILL NEED APPROVAL. ANY MURALS WILL NEED APPROVAL AND MAY HAVE COLOR EXCEPTIONS.

THERE WAS DISCUSSION ABOUT CANOPIES AND AWNINGS AND WHAT IS CONSIDERED CONSISTENT WITH ARCHITECTURAL DESIGN OF BUILDINGS, THERE WILL BE PICTURES/EXAMPLES AVAILABLE TO REVIEW.

THERE WAS DISCUSSION ABOUT: THE PERCENTAGE OF WORK THAT WOULD REQUIRE A PERMIT AND WHAT WILL NEED TO GO TO THE PLANNING AND ZONING COMMISSION FOR APPROVAL; THE OVERALL LOOK THE VILLAGE IS GOING FOR (DIRECTION/THEME/FEEL) WHICH IS A MORE TRADITIONAL LOOK, HISTORICAL COLORS AND LOOKS, USING NATURAL MATERIALS AND KEEPING IT COST EFFECTIVE/REASONABLE; THE BOUNDARIES OF THE DISTRICT HAVE BEEN EXPANDED TO LEAVE ROOM TO GROW AND WILL BE FROM CRAWFORD STREET TO CORNING AVENUE AND THIRD STREET TO WEST STREET.

THE CONCENSUS WAS TO CALL THIS THE "PEOTONE OLD TOWN OVERLAY DISTRICT". THERE WILL BE NO APPLICATION FEE TO PRESENT A PROJECT BUT THERE WILL BE PERMIT COSTS IF APPLICABLE. THIS WAS ALREADY APPROVED BY THE BUILDING COMMITTEE AND REVIEWED BY THE CONTRACTED PLANNER. THERE WILL ALSO BE A DEFINITION SECTION INCLUDED IN THE GUIDELINES.

MOTION BY GILLIS, SECOND BY MARCH-CURTIS TO MAKE A RECOMMENDATION TO THE VILLAGE BOARD TO ADOPT WITH RECOMMENDED CHANGES AND ADDITIONAL DEFINITIONS. APPROVED BY ALL, MOTION CARRIED.

GENERAL DISCUSSION

IT WAS ASKED IF THE DEVELOPER BY THE HIGHWAY HAD PRESENTED ANY UPDATES, THEY HAD A DEAL WITH TACO BELL BUT IT FELL THROUGH, THEY ARE STILL MARKETING AND WORKING ON END USERS BEFORE SUBMITTING A SITE PLAN AND THE VILLAGE IS WORKING ON GRANT MONEY FOR A STUDY TO HELP IDENTIFY RETAIL BUSINESSES. NOTHING TO UPDATE FROM GREAT LAKES LIFTING, ADMINISTRATOR WILL TOUCH BASE WITH THEM. THE BUILDING ON SECOND STREET WAS DEMOLISHED BY OWNER BUT NOTHING PROSPECTIVE YET.

ADJOURN- MOTION BY JONES, SECOND BY GILLIS AT 7:25PM. ALL APPROVED.