

VILLAGE OF PEOTONE
PLANNING & ZONING COMMISSION
MINUTES OF JUNE 19, 2024

CALL TO ORDER:

The Regular Meeting of the Planning and Zoning Commission was called to order at 6:05pm 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. March-Curtis, Mr. Gillis and Mr. Orzel. Village Administrator Aimee Ingalls, Building and Zoning Coordinator Henry Walters and Mayor March were also present.

PUBLIC COMMENT: None

MINUTES:

Motion made by March-Curtis to approve the minutes of May 15, 2024, Planning and Zoning Commission Meeting, Second by Gillis. Typos to be corrected. Approved by all, Motion Carried.

COMMUNICATIONS: None

ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS:

Black Diamond Annexation and Rezoning was approved at the Village Board Meeting and recorded. The Architectural Overlay District in the B-1/Downtown was recommended by the Planning and Zoning Commission, the Village Board is still reviewing and it will be on a future agenda for approval.

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 Gillis, Second by March-Curtis to open the Public Hearing. Roll Call by Walters: Mercer, March-Curtis, Gillis and Orzel all responded Aye.

This item is a text amendment for the Zoning code referring to B-3, Commercial Service Oriented Business District, specifically the Travel Center. The Travel Center currently has approval for overnight truck/tractor trailer parking, but the owner had the concept idea of offering storage. This amendment would make it an allowable use with conditions and would bring revenue to the Village. The Mayor clarified that the ordinance currently states you cannot have just trailers parked there, parking is allowed but not storage only. There was discussion about how the conditions would be monitored and the Administrator responded herself, Henry or Police would monitor the external conditions, currently it is not being monitored nor is it an allowable use and the property owner's attorney has been involved in this so far. A list of expectations and guidelines to avoid illicit activity would need to be created including the term of length of time. The Mayor mentioned the possibility of including a sunset clause or making this a Special Use for the property/ownership. The location currently has approximately 200 spaces and a gated lot. The Mayor stated that the Police Chief has been monitoring and currently there has not been any criminal elements/illicit activity. The Administrator will re-work and bring back to the Planning and Zoning Commission, revision will include Special Use/Sunset Clause, allowable number or trailers and state no maintenance work allowed.

VILLAGE OF PEOTONE
PLANNING & ZONING COMMISSION
MINUTES OF JUNE 19, 2024

Motion by March-Curtis, Second by Orzel to close the Public Hearing. All voted Aye.

REVIEW AND DISCUSS DRAFT TO THE VILLAGE OF PEOTONE ACTIVE TRANSPORTATION VISION PLAN – BICYCLE PLAN

The Mayor explained that this is something the Administrator was able to get a grant for at no charge to the Village. They met with the Planner and have provided a rough draft to the Commission. He explained that having this available for a bicycle/pedestrian path is beneficial for future grant opportunities and presents a vision for any new developments. He showed a map of the current sidewalks and areas without, newer subdivisions have a lot of missing sidewalks due to empty lots and he would like to see a possible revision where sidewalks would need to be installed in new subdivisions in a timelier manner. March-Curtis expressed her concerns about safety issues with existing sidewalks. The Planners met with the Park District and Fire District about six months ago and met with the Mayor and Administrator the day before this meeting. Having a bike/pedestrian plan in place is beneficial for grants and future developers that may come in. The Administrator went over key objectives including supporting and promoting economic development, increased visibility and trail connectivity. The Planners gave recommendations including designating existing roadways as bike friendly and document them, signage, infrastructure and policy and program recommendations. The consensus was that this fits the vision of the future, active community, and engages with residents in a healthy way. It would not be done quickly but is somewhere to start and could help connect Peotone to the Will County Trail System. The Administrator applied for another transportation safety grant through CMAP that was declined but Will County also applied for it and they will include Peotone in the study. This is the first draft and will be brought back to the Commission for approval once it is revised. This plan was developed with the lead planner and his team from the Illinois APA in conjunction with CMAP

GENERAL DISCUSSION

There was some discussion on implementing revisions in regard to sidewalks on empty lots. The Mayor gave an update on the downtown streetscape project, he encouraged people to sign up for the e-newsletter, the progress is steady, underground work is done, electrical and audio conduit is complete for the light poles, some stone is completed, they will be starting to form the curbs and then the first layer of asphalt will go down. Chairman Mercer asked about the new ball field project at the High School, there have been discussions about preventing flooding and the Administrator stated that it is in a flood plain and the Village has been in contact with the school and the engineers have been involved. March-Curtis asked if there were any updates from Chalkstone Partners, the Mayor reported there is nothing concrete at this point and the Administrator stated they are still continuing to market the site, there are concerns about the required upgrades to the road and a traffic study will be needed and they will need to talk with Will DOT. The truck stop hotel is progressing and anticipated completion is in Spring, no information on the stand-alone restaurant at that site.

ADJOURN- Motion by March-Curtis, Second by Orzel at 7:20pm. All approved.