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VILLAGE OF PEOTONE PLANNING & ZONING COMMISSION MEETING  
VILLAGE HALL BOARD ROOM  
208 E. MAIN STREET  
November 20, 2024  
6:00 P.M.

**AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENT
- IV. APPROVAL OR CORRECTION TO THE MINUTES OF THE JUNE 19, 2024 MEETING
- V. ANNOUNCEMENT OF DECISION OF VILLAGE BOARD IN PREVIOUS RECOMMENDATIONS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
  - a. **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.
- VIII. GENERAL DISCUSSION
- IX. ADJOURN

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 present.

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  
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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.

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE AMENDING SECTION 157.082(B) OF CHAPTER 157 OF  
THE PEOTONE ZONING ORDINANCE OF THE CODE OF PEOTONE –  
B-3 AUTO-ORIENTED AND SERVICE BUSINESS DISTRICT-  
TRUCK PARKING AREA OR YARD AS PERMITTED USE WITH CONDITIONS**

**WHEREAS**, a petition for amendment of the Peotone Zoning Ordinance, as set forth below, has been filed with the Village Board and Village Clerk of this Village, and said petition has been referred to the Planning and Zoning Commission of this Village and has been processed in accordance with the applicable provisions of the Village Code; and

**WHEREAS**, said Planning and Zoning Commission of this Village held a public hearing on November 20, 2024 on whether the requested amendment should be granted, at which time all persons present were afforded an opportunity to be heard; and

**WHEREAS**, public notice in the form required by law, was given of the November 20, 2024 public hearing by publication not more than 30 days nor less than 15 days prior to said public hearing in a newspaper published in and of general circulation in this Village; and

**WHEREAS**, the Planning and Zoning Commission of this Village has filed its report of findings and recommendations with this President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations.

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Peotone, Will County, Illinois, as follows:

**SECTION 1:** The report and findings and recommendations of the Planning and Zoning Commission of this Village regarding the proposed amendment are herein incorporated by reference. All exhibits, if any, submitted at the aforesaid public hearing are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees finds that the proposed amendment is in the public good and in the best interests of the Village and its residents and consistent with and fosters the purposes and spirit of the provisions of the Comprehensive Land Use Plan of the Village and the Zoning Ordinance of the Village.

**SECTION 2:** That Section 157.082[B] of the Peotone Zoning Ordinance of the Code of Peotone be and is hereby amended by amending the first sentence thereof to

read as follows: Permitted Uses. The following uses are permitted, provided they are operated entirely within a building, except for off-street parking and loading facilities and on-site/off-street parking and storage of trucks and truck trailers in a truck parking area under the conditions set forth below.

**SECTION 3:** That Section 157.082[B] of the Peotone Zoning Ordinance of the Code of Peotone be and is further amended by adding the following as an additional permitted use immediately following Off-street parking and loading facilities:

Truck parking area for on-site parking and storage of trucks and truck trailers but only under the following conditions:

[1] All stand-alone truck trailers must be stored on chassis of a size and model compatible for the storage of each trailer and shall have all tires appropriate for the trailer properly attached.

[2] All stand-alone trailers shall be maintained in good operating condition and a clean, sightly and sanitary condition. No trailers may be parked or stored that have substantial rust.

[3] Nothing shall be stored within stand-alone trailers.

[4] No maintenance or repairs on the tractors or trailers of any kind shall be allowed on the premises at any time.

[5] All proper state licensure and certification shall be up-to-date on all trailers.

[6] There shall be no abandoned stand-alone tractors or trailers on the site.

[7] A truck parking area can only be located on property within 100 feet of an Interstate highway and it must be a component of and accessory to a larger Village approved development which contains multiple uses and also must:

- (a) Not provide overnight parking or storage for more than 200 trucks or truck trailers, unless the corporate authorities, by the adoption of a duly-adopted resolution, allows for the parking of a greater number of trucks or truck trailers on the truck parking area;
- (b) Be paved with either concrete or asphalt, striped in a manner that ensures that all trailers are parked in individually marked parking stalls and kept in a good state of repair and a clean condition at all times;

- (c) Be fenced, lighted and improved with a security system which precludes free and open access to the truck parking area;
- (d) Not allow trucks or trailers to be parked in the truck parking area which face the adjacent Interstate highway for the purpose of advertising a business, product or service to travelers who are traveling along the Interstate highway.

[8] The Village, its code enforcement and its police officers shall have the perpetual right to monitor and enforce the provisions of this Section 157.082[B], including the right to enter the premises and obtain a mandatory injunction when appropriate.

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024, pursuant to a roll call vote as follows:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and the President of the Village of Peotone.

\_\_\_\_\_  
VILLAGE PRESIDENT

**ATTEST:**

\_\_\_\_\_  
VILLAGE CLERK



**PAMPHLET**

**FRONT OF PAMPHLET**

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Order of the Corporate Authorities of the Village of Peotone, Will County,  
Illinois.

BY: \_\_\_\_\_  
Stacey Hartwell  
Village Clerk



**PAMPHLET**

**BACK OF PAMPHLET**

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