

# VILLAGE OF PEOTONE

## REGULAR VILLAGE BOARD

Minutes of June 12, 2023

### **I. The Pledge of Allegiance was led by Mayor March at 6:00 pm.**

### **II. Roll call**

Village Clerk, Stacey Hartwell, conducted the roll call and following persons were present: Trustee Hudson, Trustee Marevka, Trustee Richards, Trustee Sandberg, Trustee Sluis and Trustee Strba. Also present were the Village Administrator, the Village Attorney and the Police Chief.

### **III. Public Comments:**

Rick Hansen stated 206 Second Street came down and it went well and the excavator was awesome, he asked if the final grade was inspected and he would like it looked at as water is swelling towards his building and a tree is growing over his building, he also inquired if there are any easement agreements, Admin stated she will research it. Dave Pagel expressed his concerns about speeding on Corning and suggested a four way stop sign at Hans Brinker and Corning. Ed Nelson spoke on behalf of the Peotone Historical Society, the Mill is open on Sundays from 1-3, many improvements have been done and membership is up, he encouraged all to check it out and sign up for memberships. Pat Bowden spoke about the rezoning agenda item, he feels unless there is a good solid business proposal and financing it should not be approved.

### **IV. Approval of Consent Agenda:**

- A. Approve the Minutes of the May 22, 2023, Regular Village Board meeting.
- B. Approve Payroll/Accounts Payable
- C. Amplifier Permit for Music/Family Party, 408 Locust, 7/29/23-7/31/23, 2pm-8pm
- D. One Day Class C Liquor License, Suzy's Saloon, Open House-Live Music, 111 N. Second St., 6/3/23, 2:30pm-10:30pm
- E. Special Event w/Road Closure, Hidden Gems Market, 6/4/23, 7/23/23, 8/27/23, 9am-1pm, First Street from Corning to Main

Moved by Trustee Sluis, Seconded by Trustee Strba

Roll Call Vote: Trustee Hudson, Trustee Marevka, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

### **V. Staff Committee Reports:**

- A. **Aqua** – Angie was unable to make it but the Administrator reported that Aqua is finishing up restoration at the water towers and hydrant flushing is finished, they are still looking for a location for a chemical additive plant.
- B. **Engineer** – Troy stated there was the MFT bid opening, the sidewalk program will be out to bid later in the week.

### **VI. Mayor's Comments** – Mayor mentioned the garage sales are this weekend and to be cautious driving around.

### **VII. Old Business:** None

## VIII. New Business:

### **Approve Hiring of Four New Full Time Police Officers: Kenneth Burrow, Robert Reyes, Andrew Wallace, Jake Weiffenbach**

Moved by Trustee Hudson, Seconded by Trustee Marevka

Roll Call Vote: Trustee Hudson, Trustee Marevka, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

#### **A. Oath of Office for New Full Time Police Officers**

#### **B. Approve New Business License for Hooked Up Inc. (HUD), 117 W. Main St.**

The business owner was unable to be present but had provided some additional information via email to the Admin. prior to the meeting. This is a construction management company and would be a by appointment only office space with no material storage. Trustee Richards is related and will abstain from voting.

Moved by Trustee Marevka, Seconded by Trustee Hudson

Roll Call Vote: Trustee Hudson, Trustee Marevka, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: Trustee Richards

Motion passed

#### **C. Discuss Potential Liquor and Tobacco License at 908 Wilmington Road**

Nick Patel was present and gave a brief overview of what he would like to utilize this property for. Rising Sun Restaurant has closed and he has talked to the owner about purchasing the 1.7 acre property. He would like the existing building to be a tobacco store and video gaming café and in a few years he would like to build a small plaza and have 4-5 shops including a liquor store, gaming and tobacco café and possibly move the Subway restaurant to that location, he would also redo the parking lot. The Admin clarified that it would be a different license for a gaming café vs a liquor store. Packaged liquor is not sold in a “Class V” Video Gaming Café. There was discussion on if food would be served and if there was enough business for two locations. Trustee Marevka said she would say yes with an appropriate license, Trustee Sluis said she is on board. Trustee Hudson stated he would like to see a more solid plan and time frame and that he would be on board.

#### **D. Approve Ordinance Rezoning Certain Real Property from R-1 One Family Residence District to B-3 Auto-Oriented and Service Business District at 8650 W. Wilmington Rd., Peotone, Illinois**

This case was before the board previously after the Planning & Zoning Commission approved it. There was concern that if the zoning change was approved that anything could go in there. There are conditions and recommendations in place from the Planning & Zoning Commission. Dennis Stahl, one of the co-owners with another partner of Chalkstone, spoke and gave an overview and the focus is entirely directed toward properties at interchanges of small towns and underutilized sites. There are financial partners and they strongly believe the travel center will spur private investment and economic activity and that the project is in line with the Villages comprehensive plan. Conditions are in the Staff report from Planning & Zoning and a site plan and proposed uses would have to be submitted for approval prior to any permits being issued. The Admin clarified that this Ordinance is only for rezoning and there is no site plan yet. Motion was made with conditions in place.

Moved by Trustee Sluis, Seconded by Trustee Richards

Roll Call Vote: Trustee Hudson, Trustee Marevka, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

**E. Approve Resolution Executing Intergovernmental Agreement Between Village of Peotone and County of Will for Public Fire Extinguisher Recycling**

This County program is for old, expired fire extinguishers brought in to recycle with no cost.

Moved by Trustee Marevka, Seconded by Trustee Sluis

Roll Call Vote: Trustee Hudson, Trustee Marevka, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

**F. Approve Resolution Approving Bid Award for Construction Services 2023 MFT/Rebuild Illinois Resurfacing Project to Gallagher Asphalt Corp.**

The MFT bid opening was on June 7, 2023. There were three bidders and the project was awarded to Gallagher Asphalt who was the lowest bidder and came in at 12% under budgeted amount.

Moved by Trustee Sluis, Seconded by Trustee Marevka

Roll Call Vote: Trustee Hudson, Trustee Marevka, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

**G. Ratify and Approve Escrow Agreement and Its Execution in Accordance with the Provisions of the First Amendment to Annexation Agreement with Bhagwati Properties One, LLC and Suhas Patel**

Admin clarified this puts protections in place for completion of off site improvements, including escrow and promissory note that the Village can draw on for the 88<sup>th</sup> Ave. project (annexation agreement) if needed. A letter of credit for onsite improvements was established.

Moved by Trustee Hudson, Seconded by Trustee Sluis

Roll Call Vote: Trustee Hudson, Trustee Marevka, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

**H. Close Regular Session to Go into Closed Session For:**

- a. Discuss Pending, Imminent, or Probably Litigation**

**b. Discuss the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body**

Moved by Trustee Marevka, Seconded by Trustee Sluis

Roll Call Vote: Trustee Hudson, Trustee Marevka, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

**I. Return to Regular Session**

Moved by Trustee Sluis, Seconded by Trustee Marevka

Roll Call Vote: Trustee Hudson, Trustee Marevka, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

**IX. Questions of the Press:** The Editor asked if there were any concerns of an increase in crime if a liquor store is at the location of the old Rising Sun since it will be closer to I-57 and the current liquor store location has already had two break ins/robberies and also if there are license plate readers in place. The Mayor replied yes and Trustee Marevka said yes that she feels it would be a bigger invitation for crime.

**X. Correspondence/Communications/Petitions:** Trustee Hudson publicly stated ownership of a property located in TIF 1. He will keep it in the TIF district and recuse from voting if applicable in the future.

**XI. Adjournment:**

Motion by Trustee Marevka, Seconded by Trustee Richards

All said AYE

Nays: None

Absent: None

Adjournment at 7:40pm