

**VILLAGE OF TOLONO
PLANNING & ZONING BOARD
January 12, 2022**

The Village of Tolono Planning & Zoning Board met on January 12, 2022, with some members present at the meeting room in the Police Station, located at 205 E. Main St., Tolono, IL, and remotely via Microsoft Teams. Chairman Wade Thweatt (via video) called the meeting to order at 6:18PM, due to technical issues with audio/video. Roll call found the following members present: Delbert Boyle, Jamie Snodgrass (via video), Sean Talbott, Nate Tate (via video). Rich Cunnington, was not present. Also present was Marc Miller, Village Attorney.

All stood for the Pledge of Allegiance

PUBLIC COMMENTS

Jeff Hahn called into the meeting to discuss why he would be a good candidate for the P&Z Board. Thweatt advised Hahn to put together an email stating why he'd like to be on the board and have Anderson send to all P&Z board members.

Rena Anderson called in and stated she would like to be the P&Z Secretary. Tom Swigart, Monical's Pizza was present to discuss possible placement of a shed.

ELECTION OF CHAIRPERSON & SECRETARY

Thweatt nominated Delbert Boyle to Chairperson. Motion by Snodgrass to appoint Boyle as Chairperson, second by Talbott. Roll call: Snodgrass, aye; Talbott, aye; Tate, aye; Thweatt, aye. Motion passed.

Rena Anderson was appointed Secretary. Miller explained there was no conflict of interest if all Anderson is doing is taking minutes, preparing agendas and board packets.

Thweatt will remain on the board as a P&Z board member.

APPROVAL OF PRIOR MINUTES

No minutes were presented for approval.

BUSINESS

Mike Buziky did not appear on behalf of MSA Professional Services regarding the Downtown Redevelopment Survey. Thweatt stated he would remain the contact for MSA and would update members with information. MSA has not created a preliminary drawing for downtown at this time.

Thweatt discussed his displeasure of the number of residents that participated in the survey (only 40-50). Many negative issues were mentioned about the downtown area. Thweatt asked Anderson to put results of survey on Village website and social media.

Miller stated the principal use of two lots of Swigart's is for one restaurant. As long as the shed is used for the principle use on the property (store items for the restaurant), the shed may be placed on the property. Boyle cited ordinance section 154.024(D) Visibility triangle setback as an issue if the shed was placed in the southwest corner of the parking lot obstructing vision in the curve at James and Vine streets.

He also cited 154.142(2)(A) regarding a 12' setback from a residential zoning district to the north. Swigart only has 5'4" from the fence of the residential zoning district to the edge of his parking lot. If the shed is placed on the north side of the parking lot 12' from the fence, the shed would set 7' inside of the one-way drive and take away parking spaces. Swigart was directed to apply for a variance on the side yard to allow the shed to be

moved closer to the neighborhood zoning district, show major economic hardship for not being able to put in the shed and the shed would not have a negative impact on the surrounding area.

MISCELLANEOUS

Thweatt stated that Josie Donovan gave him a verbal resignation. He is waiting on her to bring a letter of resignation to Village Hall.

The next meeting is February 9, 2021 at the Police Station.

Motion by Thweatt, second by Snodgrass to adjourn the meeting at 7:20PM.

Respectfully Submitted,
Rena Anderson
Planning & Zoning Secretary

XC: File
Village Clerk