

**VILLAGE OF TOLONO
PLANNING & ZONING BOARD
February 9, 2022**

The Village of Tolono Planning & Zoning Board met on February 9, 2022, in the meeting room at the Police Station, located at 205 E. Main St., Tolono, IL. Secretary Rena Anderson called the meeting to order at 6:05PM. Roll call found the following members present: Chairman Del Boyle, and members Rich Cunnington, Jeff Hahn, Jamie Snodgrass, and Sean Talbott. Nate Tate was absent.

All stood for the Pledge of Allegiance.

PUBLIC COMMENTS

Denny and Marsha Davis were invited by Mark Adair to discuss renovations of the house at 209 E Daggy St. Secretary Anderson explained this was not an issue for the P&Z Board and Davis needs to discuss the building permit with the Village President and Village Board of Trustees.

Amy Jaeger discussed the purchase of property located at 403 E. Larmon St. She would like to demolish the current double-wide and have a newer model placed on the property. Jaeger requested a copy of all nuisance violations for the property sent to the current owner. Chairman Boyle explained he would look into whether a double-wide could be placed on the property according to R-2 zoning.

APPROVAL OF PRIOR MINUTES

Motion by Snodgrass, second by Talbott to approve the regular session minutes for June 9, 2021, October 13, 2021 and January 12, 2022. Roll call: Boyle, aye; Cunnington, aye; Hahn, aye; Snodgrass, aye; Talbott, aye. Motion passed.

OLD BUSINESS

The board discussed information provided by Mike Buzicky, MSA Professional Services, Inc. regarding the downtown area. MSA is currently developing concept plans which include the feedback from the public survey and goals set with the P&Z board and the Village board. Boyle questioned if there was documentation of the goals. There is none. Boyle said he would contact Buzicky for more information.

The board discussed results of the downtown survey created by MSA. Boyle felt the survey did not provide new information, rather information that was already known. There was disappointment because of the small amount of feedback (40-50 people) which could have been because the survey was only online. Members of the P&Z Board will create questions so a new survey can be submitted to residents. The new survey will either be mailed or added to the next Village newsletter. The goal is to reach every resident.

NEW BUSINESS

There was a brief discussion of the board members who need to take the Open Meetings Act & FOIA training (Cunnington and Talbott). Snodgrass asked when he took the training.

We have not received a letter of resignation from Josie Donovan.

Mark Adair spoke in front of the P&Z Board to discuss why he would like to be a part of the P&Z Board. Motion by Boyle, second by Hahn to approve Mark Adair to the P&Z Board. Roll call: Boyle, aye; Cunnington, aye; Hahn, aye; Snodgrass, aye; Talbott, aye. Motion passed.

Boyle discussed that he would like to update the building permit application and other forms he would like to implement. He will have copies of the marked-up forms for board members to review at the next meeting.

MISCELLANEOUS

Some residents have never been on the east side of the railroad tracks. A study, done 10 years ago, showed that 6200 cars come through Tolono in a 24-hour period going north and south on Rt 45. A study should be done to find out how many cars go east and west.

Snodgrass said it was previously discussed to get good signage along Rt 45 to direct people to downtown Tolono. However, it is difficult because it is all the state's right of way. The Village owns the old ESDA property (empty lot to the north of Walnut street before going across the tracks). This area might be the perfect place to put a lighted sign or some kind of an information board.

Property owners downtown do not take care of the property. Boyle said he prefers to repair the buildings if feasible rather than tear them down. Boyle is in discussions with Dunkin' Donuts corporate to see what we can do to get a Dunkin Donuts here in Tolono. This would be a nice addition to the Rt 45 corridor between Subway and the next road down (Walnut St). The problem is who owns the property in between.

Hahn said he believed Gary Mitchell has done a fair amount of legwork already on drawings and plans for the downtown area. Cunnington said it was Mitchell and Alan Burwell. This would be a great place to start looking at plans.

Talbott mentioned there needs to be good traffic flow for vehicles to get to the east side of town. Nobody wants to wait at the railroad crossing. Talbott believes we need a bridge or an overpass put in. Talbott mentioned that since 911 began, the railroad curve that runs parallel to Great Western Ave is an emergency rail to connect the east/west tracks with the north/south tracks. Anderson stated she had the railroad contact information for the empty property off of Great Western Ave to find out if they would donate the property, sell or lease it.

Motion by Talbott, second by Boyle to adjourn the meeting. Motion passed.

Respectfully Submitted,
Rena Anderson
P&Z Board Secretary