

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

The Village of Tolono Planning & Zoning Board met on March 9, 2022, in the public meeting room at the Police Station, located at 205 E. Main St., Tolono, IL. Secretary Rena Anderson called the meeting to order at 6:00PM. Roll call found the following members present: Chairman Del Boyle, and members Rich Cunnington, Jeff Hahn, Jamie Snodgrass, and Nate Tate. Sean Talbott was absent.

All stood for the Pledge of Allegiance.

PUBLIC COMMENTS

No public comments.

APPROVAL OF PRIOR MINUTES

Motion by Snodgrass, second by Hahn to approve the regular session minutes for February 9, 2022. Roll call: Boyle, aye; Cunnington, aye; Hahn, aye; Snodgrass, aye; Tate, aye. Motion passed.

OLD BUSINESS

None

NEW BUSINESS

Amy Jaeger provided plans to replace the current modular home at 403 E Larmon St. Square footage for the new modular will be very close to the existing one. Boyle said there were no ordinances prohibiting Jaeger from demolishing the current modular and putting a new one in its place. Boyle stipulated the garage be demolished, property cleaned up and new modular be put back on a cinder block or concrete foundation.

Gary Mitchell gave an update to the board about his plans for downtown Tolono. Mitchell hired an architect, Ryan Reber. Mitchell provided a copy of preliminary plans and said a 3D drawing is being created and may be ready to present by the end of April 2022. Discussion followed regarding structures indicated on the plans. Mitchell would like to keep the Historical Society (HS) building (101 E Holden St) intact, purchase it from the HS, rent the space as a coffee shop and move the HS to a larger building. Mitchell will meet with Denny Davis and Lee Reifsteck on 3/10/22 to find out if building is structurally sound.

Mitchell said Main street poses a problem with a majority of the buildings because the sidewalk was built up very high (three to four steps to get up to the sidewalk) due to tunneling underneath the sidewalk. Although it was changed 30-40 years ago, there is still a curb, a step, to get from the street to the sidewalk; also, the majority of the buildings have one step to get inside. This would need to be changed to go from street, curb, sidewalk. 102 E Main St is for sale (Fountain of Life Fellowship Church building). If it were to be purchased, Mitchell would like to lower the floors.

Mitchell's plans are to start with the Historical Society building, purchase that property and all other properties moving east, constructing new buildings to contain retail space, condos, and apartments. Projected cost of demolishing the downtown area with the exception of the Historical Society building and the church would be around \$293,000.

Discussion and submission of new survey questions from the board members was carried over to the next meeting. The board members would like to wait to hear from Mike Buzicky and find out the status of MSA's plans.

The board discussed Section 154.005 (3), and (4). Three and four refer, "in accordance with 154.280-154.284. Ordinances 154.280-154.284 do not appear to exist. It was discovered that the board members have a different copy of the ordinances which are numbered differently than Boyle's notebook. Boyle's copy is correct. His copy is what they used to codify the ordinances and upload to the Village's website. Anderson will make copies of Boyle's pages and distribute to board members at the next meeting.

Boyle discussed the meeting he and Hahn had earlier in the day with Scott Lutz who applied for a building permit to add onto his building at 103 S Calhoun St. Open space ratio (OSR) allows for up to 40%. Lutz is at 50%. The front yard is considered off S Calhoun St. Side yards are considered off of E Daggy and E Broadway Sts which require either a 10' or 30' setback. Lutz must apply for a variance.

The Zoning Map is only a draft dated 2014. Boyle is unsure that that is the correct map to use. Everyone would like a larger map. Boyle would like to update the map as well and asked for the board member's input. Anderson will upload the current map to the Village's website.

Rocket Motors is currently not zoned to include a car sales lot or to sell other motorized vehicle, or sheds. It is currently zoned Commercial Neighborhood. Boyle discussed rezoning to Commercial Business to allow the sale of autos and other motorized vehicles.

The property addressed as 216 E Main St and surrounding properties are Central Business Commercial District. The question was asked if a property burned down could a structure be rebuilt. Under the zoning that's in place now the structure would have to be a retail bottom and apartment on top. Boyle discussed this with a Village board member and that member said that we would allow them to rebuild the house because it existed before the current zoning, however they would have to abide by the new rules and regulations of setbacks. It was further discussed that the owner would have to rebuild in the exact same place the previous structure existed.

MISCELLANEOUS

Roof mounted solar panels and solar fields were briefly discussed and inspections. This is a subject to think about and possibly move on at a later date.

Copies were made of forms Boyle had regarding decks, detached garages, and fences. The board members needed time to look over the documents and will discuss at next meeting.

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

Respectfully Submitted,
Rena Anderson
P&Z Board Secretary