

**VILLAGE OF TOLONO
PLANNING & ZONING BOARD
April 13, 2022**

The Village of Tolono Planning & Zoning Board met on April 13, 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 Jeff Hahn and Jamie Snodgrass. Mark Adair arrived late. Rich Cunnington, Sean Talbott, and Nate Tate were absent.

All stood for the Pledge of Allegiance.

PUBLIC COMMENTS

Steve Haring, MSA Professional Services, distributed copies and discussed a memo from Lead Planner, Steve Tremlett which outlined goals to consider for the Tolono Downtown Strategic Plan. The memo also contained background analysis to support the goals.

RECOGNITION

The Board recognized Mark Adair as the newly appointed Board Member to replace Josie Donovan.

APPROVAL OF PRIOR MINUTES

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

OLD BUSINESS

Hahn presented 16 new survey questions to the board. He will make copies of the questions and give to each board member at the next meeting.

Boyle met with Grant Cler, Rocket Motors. The sheds will be removed from 313 N Long St. when weather improves and a truck can be brought in to pick them up.

Cler moved his detail and car sales business from 403 N Long St to 413 N Long St which is zoned Commercial Neighborhood and currently does not allow automobile sales. Cler is renting 413 N Long St. Marc Miller, Village Attorney, is drafting an amendment to the Village of Tolono Zoning Ordinance to add automobile, truck, trailer or boat sales as a permitted use in the zoning district Commercial Neighborhood.

NEW BUSINESS

Boyle and Anderson found information regarding zoning maps that were adopted in 1975 and 1981. Anderson found a map dated November 5, 2002 that was signed by the Village Clerk. This was the last map to be adopted into an ordinance. Anderson had a map dated November 3, 2014 (draft only). No information could be found regarding adoption of the 2014 map. Village Attorney, Marc Miller determined that the map dated November 5, 2002, is the official zoning map.

Boyle suggested not to make any changes to the map at this time to allow the Village Board to pass an amended ordinance. The P&Z Board has until December 2022 to come up with changes or additions. The village engineer will create a bigger map and update once this map is approved. Motion by Snodgrass, second by Hahn to change the date of the map in section 151.01 of the Village of Tolono Zoning Ordinances to November 5, 2002. Roll Call: Boyle, aye; Adair, aye; Hahn, aye; Snodgrass, aye. Motion passed.

Motion by Snodgrass, second by Hahn to remove references in section 154.005 (A)(3)(4) of the Village of Tolono Zoning Ordinances referring to sections 154.280 through 154.284 which do not exist. Roll Call: Boyle, aye; Adair, aye; Hahn, aye; Snodgrass, aye. Motion passed.

Motion by Snodgrass, second by Adair to adopt the new Variance form changing 100 feet to 250 feet and the new building permit application to update the current version in the Village of Tolono Zoning Ordinances. Roll Call: Boyle, aye, Adair, aye; Hahn, aye; Snodgrass, aye. Motion passed.

In 1999, the zoning ordinances had design standards for fences. When the ordinances were redone it was taken out. Discussion followed on whether to create an ordinance or guidelines for fences, decks, detached garages and accessory structures. Board members are to review forms about each and return next meeting with ideas. The Board will create information for each and then submit to Marc Miller, Village Attorney to write up and present to the Village Board.

MISCELLANEOUS

TIF funds are not available to Amy Jeager for monetary assistance to demolish structures at 403 E Larmon St.

Contact Grant Cler to ask if the digital sign is available to add information to promote businesses in Tolono.

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

Respectfully Submitted,
Rena Anderson
P&Z Board Secretary