

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

The Village of Tolono Planning & Zoning Board met on October 12, 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, Jamie Snodgrass, Tom Swigart, and Sean Talbott. Mark Adair entered the meeting at 6:05PM.

All stood for the Pledge of Allegiance.

**PUBLIC COMMENTS** – None

**REPORTS, COMMENTS, ANNOUNCEMENTS** - None

**APPROVAL OF PRIOR MINUTES**

Motion by Snodgrass, second by Hahn to approve the regular session minutes for August 10<sup>th</sup> and September 14<sup>th</sup>, 2022. Roll call: Boyle, aye; Adair, aye; Hahn, aye; Snodgrass, aye; Swigart, aye; Talbott, aye. Motion passed.

**OLD BUSINESS**

Adair said Nate Harden has expressed interest in filling the vacant seat on the P&Z Board. The Board would like Harden to come to the next P&Z board meeting, November 9, 2022, to meet him.

Boyle said he wanted to remove the line on the Fence Permit Application, "Fence Estimated Value:". Initially, the reason this was on the permit was because some assessor's offices will assess property values based on the addition of a fence. The Tolono Township Assessor does not include this value when assessing property within the Village. The construction hours were removed. The Village Board did not decide on the hours at their 10/4/22 meeting. Until a decision is made, the hours will not appear on the application. Swigart felt a guideline on hours is necessary.

Boyle said the first 13 items on the Fence Installation Guidelines sheet are general guidelines only. Beginning with the section, "General Requirements for Residential Zoned Property" through the end would be the Fence Ordinance. Boyle gave copies to the members of Sample Site Plan drawings that he would like to incorporate into the guidelines and ordinance. One site plan shows the triangular site. There is no guideline for a fence to follow the triangular site line. The Board agreed that the vision triangle should be 20'x20'.

**NEW BUSINESS**

Boyle discussed conversations he had with a gentleman about developing a 34-acre parcel at the corner of RT45 and Woodworth Drive. The gentleman should be closing on the property by the end of October. He would like to put in a storage unit facility and industrial buildings on the parcel. Boyle requested a site plan from the gentleman, but has not received one. The property needs to be annexed into the Village. The entry will be off of Woodworth Drive, not RT45.

MSA was at the Village Board meeting 10/4/22 to discuss the downtown improvement plans. There are 3-4 different options. Village President Rob Murphy would like everyone to come to an agreement on one plan. Boyle has a meeting with MSA on Monday, October 17, 2022. Boyle hopes to get a new plan and bring it to the P&Z board at the November meeting.

**MISCELLANEOUS**

Motion by Hahn, seconded by Adair to adjourn the meeting. Roll call: Boyle, aye; Adair, aye; Hahn, aye; Snodgrass, aye; Swigart, aye; Talbott, aye. Motion passed.

Respectfully Submitted,  
Rena Anderson  
P&Z Board Secretary