

Thomasboro Village Board of Trustees
Special Meeting of the Planning and Zoning Committee
June 24, 2019

Thomasboro Village Hall
101 W. Main Street, Thomasboro, Illinois

A Meeting of the Planning and Zoning Committee of the Village of Thomasboro was held on Monday, June 24, 2019. President Evans called the meeting to order at 7:00pm.

Roll Call

Village President Evans called the roll, finding the following members physically present: Jeff Robertson, Bill Kurth, Marlon Hayes, Larry Scott, Trent Wolken, Tyler Martin, Trustee Anthony Grilo, Trustee John Curry

Other Village officials present: Leon Albers, Treasurer.

New Business

Discussion and approval of candidates to fill vacancies on the Village Planning and Zoning Committee:

President Evans thanked the committee for agreeing to convene. He informed the committee that any formal appointments to fill vacancies for staggered two or four year terms will be made at the Regular Board Session on July 1 and the Board shall approve such appointments at that time. He asked the committee if any members had a preference to serve the shorter or longer terms and Bill commented that his availability may not make him well-suited for a long term role on the committee.

The composition of the plat committee currently has four members. There should be three members of the Board of Trustees for a total of seven appointees serving on the committee. There have only been four members appointed in previous years. This has not been an issue in the past as very few discussions have been held relating to plat alterations within the corporate limits over several decades.

A zoning officer must also be appointed to guide future discussions. President Evans suggested Trustee Grilo serve in that capacity and stated this will be discussed in the regular board session on Monday, July 1, 2019.

Discussion of potential future development opportunities:

There has been some inquiry by a development company that has worked previously with Circle K and Dollar General recently regarding our village liquor licenses available and potential for expansion of our local utilities.

President Evans met with our village attorney, Jason Bartell, to discuss how to move forward to allow for such development to benefit the village and an annexation agreement may be forthcoming. This meeting is simply to inform the committee that potential for future discussions to continue through a preliminary phase of study and development of ordinances to ensure we are prepared for any new business to build or acquire property that should be zoned for a commercial use vs. industrial or manufacturing.

Trustee Grilo suggests aligning our ordinances to include height restrictions and façade materials for a consistent look and feel for building exteriors along the main thoroughway adjacent to Route 45. He noted that Carle at the Fields recent development was based on new zoning codes and regulations enforced by the city of Champaign at the time the development was initially planned. It was also suggested that specific use restrictions (citing a theatre in years past) should be included in any code revisions.

President Evans stated this conversation is in the preliminary planning phases and no firm decisions have been made on any issue. We are not even clear on which company is interested in pursuing development locally but know this is a pre-selected location whereas studies on traffic patterns and flow have likely already taken place to determine where areas of expansion would be possible. The Village just wants to be prepared.

Public Comment: None

Adjournment

There being no further business to come before the committee, Trustee Grilo moved to adjourn the meeting. Trustee Curry seconded the motion. Motion carried via voice vote, all present voting "aye". The meeting was adjourned at 7:22PM.

Respectfully submitted,

Jasmyne Boyce, Village Clerk

The undersigned Village Clerk of the Village of Thomasboro, Illinois, does hereby certify that the foregoing minutes are a true and correct copy of the approved minutes of the Special Meeting of the Planning and Zoning Committee of the Village of Thomasboro held June 24, 2019, as the same appears on the records of the Village now in my custody and keeping.

Village Clerk