

**Thomasboro Village Board of Trustees  
Regular Board Meeting  
March 24, 2020**

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*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 Tuesday, March 24, 2020. Committee Chairperson Tony Grilo called the meeting to order at 6:00pm.

**Roll Call**

The Village Clerk called the roll, finding the following Board members present via Zoom Meeting teleconference Meeting ID 182504190: Trustees Ronda Scott, Anthony Grilo, Dustin Rhodes, Jeff Robertson, Robert Pinske and Mayor W. Tyler Evans

Other Committee Members present: Trent Wolken, Larry Scott

Other Village officials present: Leon Albers, Treasurer and Jasmyne Boyce, Village Clerk.

Guest: Paul Brown, Overland Group Development

**Discussion and Review of Petition for Annexation:**

Posted at the Village website and distributed to committee members prior to the meeting, participants were asked if there were any specific questions or concerns regarding the petition request received by the owners of the approximately 360'x360' property to include a possible variance for the billboard parcel at approximately 60'x60. Paul Brown visibly displayed the lot plans for the group on screen.

There were no questions regarding the petition itself but rather the process and timeline expected for annexation to be completed. A public hearing must be scheduled and legal notices remitted to press and sent via certified mail to appropriate parties after the board votes to proceed based on recommendations from this committee.

Another Board meeting will need to take place to conduct the vote on the annexation agreement and an ordinance will need to be created regarding the potential zoning and variance requests for the billboard parcel. The Plat committee will conduct their meeting separately to discuss the specifics regarding the variance.

**Discussion, Review and Recommendation for Zoning:** Chairperson Grilo asked if there were any objections to the attorney's recommendation to zone the proposed property as B-2 commercial. Is it consistent with the surrounding property uses? What do we envision for the future of the surrounding property?

Robert stated a majority of properties, even the Agricultural use properties, currently functioned largely as commercial along Route 45 moving North and businesses are all along Church Street on the opposite side of the road.

Rhonda asked if the county specified a use for the property at this time.

Tony said it is platted for Agricultural use but in order to comply with our building codes, it will need to be commercially zoned.

Robert stated even if Ehler Brothers is zoned for Agriculture, it suits the surrounding properties to zone the expansion commercial. Regarding entry off of Route 45 in the future if a housing development wanted to build alongside the Dollar General, the roadway would have an entry point off of 2500N / Center and not off of Route 45.

Tony stated with the current traffic flow, a residential area would not be best suited for this particular parcel so B-2 commercial makes the most sense in terms of future growth.

Tyler stated he sees no issue with B-2 zoning as most of the surrounding properties are already serving commercial uses. St. Elizabeth's is adjacent to the cornfield and so was Meijer on North Prospect at one time. We haven't spent the money or consulted with the Regional Planning Commission regarding a strategic plan at this time. Taking the opportunity to assess the future should definitely be at the forefront of our minds even if we haven't formalized anything on paper.

Jeff stated he had no issue with the B-2 Proposed Commercial Zoning

Trent stated there would be no problems moving forward as a Commercial B-2 property

Larry stated he had no issue with the proposed B-2 commercial zoning

Trent made a motion to recommend to the Village Board of Trustees, the proposed lot be zoned as B-2 Commercial. Jeff Robertson seconded the motion.

The Village Clerk called the roll:

YAY: Tony Grilo, Dustin Rhodes, Jeff Robertson, Robert Pinske, Trent Wolken, Larry Scott

NAY: none

Motion approved 6,0, Motion Passed.

There was no public comment, Press declined needing clarification on any of the information provided during the conference call.

Tony requested the Village Clerk research proper mailings and publication of notices for public hearing announcements to adhere to the schedule provided by our attorney.

Paul Brown requested to be kept up to speed on upcoming meeting dates and possible approval dates for the annexation ordinance.

**Adjournment:** There being no further business to come before the Board, Trent Wolken moved to adjourn the meeting. Trustee Robertson seconded the motion. Motion carried via voice vote, all present voting "aye". The meeting was adjourned at 6:24 PM.

Respectfully submitted,

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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 held March 24, 2020, as the same appears on the records of the Village now in my custody and keeping.

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Village Clerk