

**Village of Pecatonica  
Planning and Zoning Commission  
Thursday, August 8, 2019 at 6:00 p.m.  
Village Hall 405 Main Street. Pecatonica, Illinois**

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1. **Call to Order** – Chairman Neil Ritter called the meeting to order at 6:09 p.m. on Thursday, August 8, 2019 at Village Hall.
2. **Roll call** -. The following members were present: Chairmen Neil Ritter, Mark Kleckler, Tom Heister and Deb Gulbrandsen. Members absent were: Julie Sutton and Sue Siemens.
3. **The Pledge of Allegiance to the American Flag.**
4. **Additions or Corrections to the Agenda. None.**
5. **Public Comment – None.**
6. **Public Hearing Regarding Proposed Map Amendment to Rezone 221 E. 6<sup>th</sup> Street P.I.N. 09-28-305-004 from R1 (Single Family Residence) to R2 (Two Family Residence)-** Richard Norris presented his request for a zoning change from R1 to R2 for his property at 221 E. 6<sup>th</sup> Street.

The map amendment to 221 E. 6<sup>th</sup> Street from R1 to R2 was deliberated by the Commission. Chairman Ritter stated that there is already a duplex on the property that was issued a building permit on December 11, 1997 approved by the Building Enforcement Officer and Village President at that time.

A motion was made by Deb Gulbrandsen and seconded by Tom Heister to recommend changing the zoning for 221 E. 6<sup>th</sup> Street from R1 to R2 and to amend the official Village zoning map. Discussion. Motion passed 4-0-2.

7. **Approve the 2019 Village of Pecatonica Zoning Map** – The revised and recommended official zoning map was presented and reviewed. Due to the disappearance of the current official map from Village Hall the most current official map that could be found was the March 2011 map. Research was conducted by the Village Clerk and compiled by Chairman Ritter for review by Village Engineer Jason Stoll. The result is the map presented tonight. The committee originally wanted to make wholesale changes to get a map in conjunction with what actually exist in the Village. Attorney Henry informed Chair Ritter we could not do this without having an official map to start with so the ensuing search and end result brought about this map. Chair Ritter will work with Attorney Henry on the next steps to begin amending the official map to current land use within the Village.

A motion was made by Tom Heister and seconded by Deb Gulbrandsen to recommend to the Village Board to approve the map as the official zoning map of the Village of Pecatonica. Discussion. Motion passed 4-0-2.

8. **Meeting adjourned at 7:00 p.m.**