

**Minutes of the
Port Byron Planning and Zoning Commission
January 14, 2015 – Port Byron Village Hall
7:00 PM**

The Planning and Zoning Commission met on Wednesday, January 14, 2015, at 7:00 PM at the Village Hall.

Call to Order:

The meeting was called to order at 7:08 PM by Chairman Gerry Meade.

Roll Call/Establishment of Quorum:

Roll Call: Present: Members Wes Wells, Bob Lagerblade, Harold French, Bruce Peterson, and Chairman Gerry Meade.

Absent: Chris Bode, Barb Brandt

Also present: Building Inspector Paul Kouski, Bill Stoermer (Exelon) and Mayor Kevin Klute

Roll call established a quorum was present and the Pledge of Allegiance was recited.

Exelon Presentation:

Bill Stoermer, Senior Communications Manager at the Exelon Quad Cities Station led a presentation/discussion on the subject of "The Economic Impact of Nuclear Power in Illinois." Exelon expects to decide by June 2015 if they will be closing any of the three nuclear plants located in Cordova, Ogle County and DeWitt County. If the Cordova plant is scheduled for decommissioning, it probably would not be closed until 2032 when it's operating license expires. Mr. Stoermer outlined the economic impact that the Cordova plant has on this area.

Zoning Ordinance Update Project:

Gerry advised that the draft of the updated Zoning Ordinance will be presented to the Board at their January 20, 2015 meeting. Bi-State will be participating. It is hoped that an acceptance vote will be held at that time.

Mayor's Update:

Chad Pregracke has requested an Inducement Resolution for the property referred to as 'The Old Log Cabin'. Use would be for retail and rental. An email on this subject will be forwarded to the Board members from the Clerk's Office.

Chairman's Update/Administrative issues:

Chris has advised that he is planning to resign from P&Z. His contributions have been greatly appreciated.

Building Inspector:

Two new occupancy permits have recently been issued. One new home start in Byron Hills was reported.

IRDC Committee:

Wes advised that the committee is working on a TIF Map and various sidewalk projects.

Gallery Comments:

NONE

Old Business:**. Strategic Plan Project Updates:**

A. Wayfinding Signs: the signs are currently in production. Exact locations for the signs will be determined in the Spring with IDOT approval.

B. Riverfront Park Landscaping: the project (Phase I) is currently shut down for the winter. May completion is anticipated. Costs are estimated to be under budget at approximately \$7-\$12,000.

Academy Demolition: project has been re-assigned to IRDC.

Boat Launch Parking: Bruce will discuss signage with Public Works.

P&Z 2014 Accomplishment Report: Gerry presented this to the Board at the January 5th meeting with a favorable response.

New Business:

A. A motion was made by Bruce and seconded by Bob to approve the minutes from the December 10th, 2014 P&Z Meeting. All in favor. Motion carried.

B. Rental Housing Code:

Gerry will call a meeting on this proposed code upon his return from vacation in early February. Participants will include the Mayor, Building Inspector and chairman of IRDC.

C. P&Z 2015 Projects

The commission will present the first draft of their 2015 projects at the January 20, 2015 Board Meeting. There will be 3 primary projects and 2 alternates. Most projects will be drawn from the current Strategic Plan.

Further Gallery Comments:

None

Adjournment:

With no further business to come before the Commission at this time, Bob made a motion, seconded by Bruce, that the meeting be adjourned at 9:05 PM. All in favor.

Respectfully Submitted,

Gerry Meade
Commission Chairman

Next Meeting: Wednesday, February 11, 2015 7:00 PM at Village Hall