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PROCEEDINGS OF A SPECIAL MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF THE CITY HALL
ON MONDAY, NOVEMBER 1, 1999, AT 3:30 P.M.
R. DAVID TEBBEN * MAYOR * PRESIDING

PRESENT: COMMISSIONERS, ORRICK, BARRA, JONES AND RICHMOND

ABSENT: NONE

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Notice of a special meeting for the purpose of discussing proposed changes and provide explanation to the amendments to the Zoning Code Phase I was posted in the office of the City Clerk and received by members of Council on October 25, 1999.

The new Assistant Engineer Joseph Wuellner was introduced to the Council and Mr. Wuellner led the **Pledge of Allegiance** at Mayor Tebben's request. It was also noted Ed Basch would be leaving his duties as Planning and Development Director for a position in his hometown of Centralia. Mr. Basch was praised for his positive impact on a number of City initiatives, including the spec building in the Riverway Business Park, the Main Street Program and a variety of State and Federal funding grant projects. The Council expressed appreciation for his work.

Roll was called and all Commissioners were present. Also in attendance were City Manager Richard Hierstein, Director of Planning and Development Ed Basch, City Clerk Sue McMillan, Code Enforcement Officer Jack Kluever and Corporation Counsel Patrick Oberle. No one from the public was present.

Agenda

Motion by Com'r. Richmond, seconded by Com'r. Barra, that the **Agenda be approved as presented.** The Chair asked for the vote and the motion was approved by unanimous concession of voice vote.

Communications, Petitions, Reports

Ed Basch presented a packet of recommendations from the Planning Commission for Council's review and eventual action on the first set of comprehensive changes proposed for the zoning ordinance. He explained Phase I was considered primarily alterations designed to strengthen the code, clear up hard to interpret provisions, eliminate inconsistencies, reflect current policies, delete unnecessary or outdated sections, and cleanup past oversights. Phase I was not considered to contain any controversial items**.**

The following sections with proposed changed provisions were verbally explained and discussed:

1. Title 9, Chapter 1, Section 9-1-2, Definitions
2. Title 9, Chapter 3, Section 9-3-2, Agricultural District Principal Uses
3. Title 9, Chapter 3, Section 9-3-3, Agricultural District Area and Bulk
4. Title 9, Chapter 6, Section 9-6C-2, General Business District Principal Uses
5. Title 9, Chapter 6, Section 9-6C-3, General Business District Special Uses
6. Title 9, Chapter 9, Section 9-9-1, Footnotes to Schedule
7. Title 9, Chapter 10, Section 9-10-4, Uses not included in a specific district
8. Title 9, Chapter 10, Section 9-10-12, Lot frontage and access
9. Title 9, Chapter 12, Section 9-12-3, Certificate of Occupancy

Suggestions were made to alter a few of the definitions including boarding of animals; to revise the standard language in special uses permitted to allow conditions be added by Planning Commission or Council; and to remove gun clubs and target ranges from proposed change to the special uses permitted in agricultural district. Council agreed that footnote needs significant alteration during Phase II review regarding formula for total number of rooms/area of parcel.

Representatives from the Council were requested to attend a Planning Commission Committee meeting on November 17th at 6:30 p.m. to discuss Phase II of the amendments to the zoning code. The changes would involve more debatable, potentially divisive issues.

Motion by Com'r. Jones, seconded by Com'r. Richmond, that staff be directed to discuss amending language in the Zoning Ordinance in order to include the requirement that all new driveways consist of hard surface pavements materials. Staff was instructed to work with the planning Commission on such language as soon as feasible. On roll call vote, all present voted Aye.

Motion by Com'r. Richmond, seconded by Com'r. Barra, that Council move to **Executive Session** to discuss the Purchase of Real Estate and the Sale of Real Estate at 5:00 p.m. On roll call vote, all present voted Aye.

No further business to come before the Council, a motion was made by Com'r. Richmond, seconded by Com'r. Jones, that Council adjourn. Motion carried by voice vote.

COUNCIL ADJOURNED AT 5:20 P.M.

Sue E. McMillan
City Clerk