Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
October 16, 2019
5:30 p.m.

Present:

Bill Craig, Chairman	Don Hild
Tim Bonnette	Chris Deverman
Steve Thompson	James Ruth

The regular meeting of the Pekin Planning Commission was called to order and a quorum was declared.

Staff present: John Lebegue, Building Inspections/Development Director, and Kateah McMasters, City Attorney

MOTION by Steve Thompson to approve the October 16, 2019 Agenda, seconded by Tim Bonnette. On roll call vote, all present voted AYE. Motion approved.

MOTION by Don Hild to approve the minutes of September 11, 2019, Seconded by Chris Deverman. On roll call vote, all present voted AYE. Motion approved.

Council Action Reports:

Chairman Bill Craig, stated that at the September 23, 2019 regular meeting of the Pekin City Council, the members of the City Council concurred with the recommendation of the Plan Commission regarding the rezoning of City-owned property adjacent to Hanna Drive from PUD, Planned Unit Development to I-1, Light Industrial District, and approved the rezoning. The City Council did not concur with the recommendation of the Plan Commission regarding the amendment to the text of the Zoning Code to allow the parking of boats and watercraft and trailers to haul boats and watercraft in all yards in residential districts and voted to approve the amendment. The City Council also did not concur with the recommendation of the Plan Commission regarding the denial of an amendment to make the Zoning Board of Appeals an advisory body and vote to approve the amendment.

Application #1: Conduct a Site Plan Review of a request by Johnson Mechanical Service Inc. for the construction of an addition at a property located at 1818 Riverway Drive with a Legal Description of Sec 10 T24N R5W Riverway Business Park North of Lot B Block 3 NW ¼ 1.87 acres, in Tazewell County, Illinois, with the following P.I.N.# 10-10-10-100-040.

Open Public Hearing: 5:38 p.m.

Bill Craig, Chairman, opened the discussion and asked if there was anyone here to speak in regard to the issue.

Jim Johnson of Johnson Mechanical, appeared before the members of the Plan Commission and explained that due to the increase in business, they required additional warehouse space and that is why the proposed 6,000 square foot warehouse addition is being proposed for construction at the rear of the existing building at 1818 Riverway Drive. Mr. Johnson further stated that when they originally built the original building there were 7 employees, but now have 27 employees.

Close Public Hearing: 5:40 p.m.

Bill Craig, Chairman, entertained a motion for discussion.

Motion made by Chris Deverman, seconded by Tim Bonnette, to open discussion.

Tim Bonnette stated that there appeared to be a discrepancy in the number of employees, as the plans stated that there were 7 employees and Mr. Johnson now stated that there are 27 employees, and wanted to make sure the required number of parking spaces were being provided for the use.

Jim Johnson explained that there were 19 parking spaces at the property, which were a sufficient number of parking spaces since only half of the employees are at the property at any one time.

Chris Deverman expressed his thanks to Mr. Johnson for his plans to expand the business and make an investment in the Riverway Business Park and the City of Pekin.

Bill Craig, Chairman Bill Craig, Chairman called the question on the request for Site Plan Approval for the construction of an addition to the rear of the building at a property located at 1818 Riverway Drive. On a roll call vote, all present voted Aye. Motion passed.

No public input.

Motion made by Chris Deverman, seconded by James Ruth to adjourn. On roll call vote, all present voted Aye. Motion approved. Meeting adjourned at 5:50 p.m.

Respectfully submitted:
John R. Lebegue, Building Inspections / Development Director