

Pekin Planning Commission Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
October 14, 2020
5:30 PM

A public hearing held at a regular Meeting of the Pekin Planning Commission at Pekin City Hall, 111 South Capitol Street, City of Pekin, Illinois, on the 14th day of October, 2020, at the hour of 5:30 P.M.

All persons having an interest in this meeting can attend remotely by going to <https://us02web.zoom.us/j/84089779593> or by calling 1 (312) 626-6799 or 1 (833) 548-0276 and entering 840 8977 9593.

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval from August 12, 2020 Meeting
- IV. City Council Action Report
- V. Applications and Hearings
- VI. Informal
- VII. Public Input
- VIII. Adjourn

CASE CA 2020-01 (continued)

Consideration of an ordinance amending Title 9, Chapter 10 of the City Code Regarding Off-Premises Signs.

CASE SU 2020-04

A Street Vacation Request submitted by St. Joseph's Catholic Church, located at 303 S. 7th Street, with a legal description of A PART OF 7TH STREET AND COURT STREET LYING ADJACENT TO AND BETWEEN LOTS TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) IN COLT'S ADDITION TO THE CITY OF PEKIN, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00°-30'-58" EAST (BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202), ALONG THE EAST LINE OF SAID LOT 22, 12.86 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE NORTH 89°-15'-18" EAST, PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF BROADWAY STREET, 138.12 FEET; THENCE SOUTH 33°-57'-15" EAST, 90.80 FEET TO AN EXTENSION OF THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY HALF OF SAID LOT 24; THENCE SOUTH 27°-06'-33" WEST, ALONG SAID EXTENSION OF SAID SOUTHEASTERLY LINE, 11.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWESTERLY HALF OF SAID LOT 24 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF COURT STREET; THENCE NORTH 62°-46'-42" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 132.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 23 AND THE EAST RIGHT OF WAY LINE OF 7TH STREET; THENCE SOUTH 00°-30'-58" EAST, ALONG THE WEST LINE OF SAID LOT 23 AND SAID EAST RIGHT OF WAY LINE OF 7TH STREET, 135.88 FEET; THENCE NORTH 62°-47'-38" WEST, 87.46 FEET TO THE NORTH RIGHT OF WAY LINE OF ST. JOSEPH'S PLACE (THARP PLACE); THENCE NORTH 89°-29'-02" EAST, 11.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET; THENCE NORTH 00°-30'-58" WEST, ALONG THE EAST LINE OF SAID LOT 22 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET, 119.14 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.331 ACRE (14,421 SF), MORE OR LESS.

CASE SU-05

A Special Use Petition submitted by Shawna Simmons for the establishment of an automotive repair business in the B-3 General Business District at certain property located at 219 Capitol Street with a Legal Description of SEC 34 T25N R5W ORIGINAL TOWN LOTS 9-16 (& ADJ TRACT 47X152)ABD RR BLK 50 SE ¼ in Tazewell County, Illinois, with the following P.I.N. # 04-04-34-416-009.

CASE SU-06

A Special Use Petition submitted by Unique Homes, INC. for the expansion of an existing assisted living and specialized memory care facility, known as The Villas of Holly Brook, in the RM-2, Multi-Family Residential District. Said property being located at 2720 S. 14th Street with a legal description of SOUTH 5.83 ACRES OF LOT 1, SUNSET HILL EXTENSION 25, IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 24N, RANGE 5W, in Tazewell County, Illinois, with the following P.I.N. # 10-10-14-208-016

Public Input:

Adjourn:

Matt Fick, Secretary
Pekin Planning Commission