

Pekin Zoning Board of Appeals
111S. Capital Street
City Council Chambers 2nd Floor
October 13, 2021
5:00 PM

Present: Bill Craig, Chris Deverman, Donald Hild, David Huskisson, Kim Joesting, Chris Lang, Mary Lanane, Kelly Madden, James Ruth, Steve Thompson.

The regular meeting of the Pekin Board of Appeals was called to order and a quorum was declared. Staff present: Matt Fick, Community Development Director, David Bess, Community Development Block Grant Program Manager, and Kathie Brown, Economic Development Program Support.

Public participation included Jeffrey Earhart, Gary Kimmerly, David Bohm, John Troutman, Joe Miller, Brent Glassey, Haley Chipman (Baldovin Construction), Ron Wilson, Emmanuel Parkin, Sharon Parkin, Navin Dodia, Padma Patel, Judy Caldwell, Ken Caldwell, Roberta Stiles, Leo Stiles, Don Herrmann, Dave Nutter, Steven Reeves, Collin McCabe, Jerry Woodson.

MOTION by Commissioner Thompson to approve the October 13, 2021, agenda seconded by Commissioner Deverman. Motion carried 10-0.

Minutes for the September meeting were distributed, to be approved at the November meeting.

Case SU 2021- 09 Public Hearing Opened at 5:05 p.m.

Steven Reeves from Joseph & Camper Commercial Real Estate described plans for establishment of a CDL/Truck Driving School by Midwest Technical Institute in a B-3 General Business District at 3010 and 3000 Court Street. The property represents 1.9 acres and will utilize additional shared parking lot space making total area available for training three acres. The training program will utilize 2 – 53 foot unloaded semi-truck/trailers for training. There is high demand for this skill and training which requires 40 hours driving and 30 hours observation for certification. The program will run 9-5 Monday – Friday and anticipates an enrollment of 6-8 students per session. Site plan has integrated a screen buffer to protect nearby residents and school from both the visual and sound pollution. An agreement has been reached with the adjacent bowling alley property to accommodate the driving training, thus giving the area adequate space for driver training.

Matt Fick, Community Development Director described current zoning permits classrooms, without a distinction made for trade or technical schools. Property is currently zoned B-3. However, the truck driving component was determined to need a special use.

Motion to approve the request was made by Commissioner Ruth and seconded by Commissioner Thompson. Motion carried 10-0

Case SU 2021- 10 Public Hearing Opened at 5:20 p.m.

Ronald Wilson presented his request for a special use permit to establish an outdoor sales space for exclusive sale of new or used automobiles in a B-3 General Business District at 282 Derby Street.

The business would be same as existing business, which is used auto sales with no outside repairs work would include repairs on vehicles only necessary to ready vehicles for sale. Shop area will accommodate two vehicles at a time. Mr. Wilson shared that he expects to have 20-25 cars on the lot. Planned improvements to the parking lot included seal coating. There will be no outside storage.

With the move to a new location, the special use permit for his existing business lapses. The application process for license to sell vehicles requires letter of approval from the Zoning Administrator. Auto sales business cannot receive a state license without city approval.

Motion by Commissioner Deverman to approve the request, seconded by Commissioner Lanane. Motion carried 10-0.

Case SU 2021-11 Public Hearing Opened at 5:30 p.m.

A special use request by S & V Motorsports, LLC for the establishment of Automotive Repair Business in a B-3 General Commercial District at 300 2nd Street. This business was formerly located in the two hundred block of Court Street, which is zoned B-2 and does not allow for automotive repair, so the applicant is seeking a special use permit to relocate at 300 S 2nd, which has the appropriate B-3 zoning classification. 300 S 2nd was formerly used as an automotive repair business.

The new location has passed inspection by the building inspection department.

Motion by Commissioner Hill to approve the request and seconded by Commissioner Deverman. Motion carried 10-0.

Case SU 2021-12 Public Hearing Opened at 5:34 p.m.

Haley Chipman, Baldovin Construction provided public comment on behalf of the business owners as their firm has been working on the site plan design to accommodate drive-through at the existing business, VP Racing Fuel, located in a B-3 General Commercial District at 900 N 5th Street.

Discussion by planning commission focused on the proposed design, which did not allow adequate spacing for stacking of cars in the drive-through and potential issues created by cars leaving the business and entering street traffic safely. Recommended change in the location of the drive through window would create a deeper set back off the street and change the angle for vehicles entering traffic to allow greater visibility. The proposed modifications were deemed manageable by both the business and construction company.

Motion by Commissioner Hild to approve with conditions of creating a drive through behind building to accommodate appropriate stacking of vehicles, seconded by Commissioner Deverman. Motion carried 10-0.

Case SU 2021-13 Public Hearing Opened at 5:48

Geoffrey Smith, IDEA Architecture presented building design and plans for a drive-through at the future location of La Fiesta Mexican Restaurant at 3424 Court Street. The special use allows for a “pick-up” window for call ahead orders (no menu board for on-site ordering). Customers will remain in their cars to pay and pick up food, which qualifies the use as a drive-through. An example of similar business Avanti’s on Knoxville in Peoria. The proximity to residential and shopping make this feature a valuable amenity for the business.

The site plan presented provides adequate setback for cars to pick up order and drive on, careful attention has been given to safety for pedestrians and traffic in this busy area. The site plan accommodates forty-five parking spaces for 2600 square feet of dining area, well exceeding the required 26 parking spaces.

The restaurant plans to break ground in October, opening in spring. City engineer has reviewed and approved the site plan. The applicant has given special consideration to the integration of the business with surrounding properties and indicated interest in meeting any landscaping requirements which may be needed.

Motion by Commissioner Huskisson to approve the special use and revised site plan as presented, seconded by Commissioner Thompson. Motion carried 10-0.

Case SU 2021-04 Public Hearing Opened at 6:05 p.m.

John Troutman, Veterans Drive Investments, LLC requested a change in zoning from AG Agriculture to RM-2 Multi-Family Residential for approximately 40.30 acres located at the end of Maple Park Drive and Aspen Court. The development planned intends to meet a growing demand for senior housing smaller housing units that could be duplex or fourplex units. Proposed style of housing would be similar to existing homes in the area, single floor living space with basement or upper floor to accommodate family guests.

RM-2 zoning allows for the broadest range of housing types, including single, two and multifamily dwellings.

A number of public concerns were expressed primarily over type of housing, a number of individuals expressed their dissatisfaction with the notion of apartments locating in their quiet residential area. Members of the nearby neighborhood expressed concerns highlighting existing issues with storm water management and loss of open spaces/agricultural land. Strong interest was expressed on the part of neighboring residents to ensure the proposed development integrates well into the existing land uses and residential area.

Motion by Commissioner Ruth to approve the request, seconded by Commissioner Lang. Motion carried 10-1.

Case SU 2021-05 Public Hearing Opened at 6:30 p.m.

Anthony LaHood presented his request for a change in zoning from R-1 One-Family Residential District to B-3 General Business District for properties located at 1704 and 1706 Karo Street. The petitioner would like to create a parking lot for his employees behind an existing business. Privacy fence is planned to buffer sound and site of the vehicles for the residents adjacent to the proposed property.

Public concern by residential neighbors focused on additional traffic created on an already narrow street and noise. Discussion led to an alternative plan which would change how employees entered and left the parking area – so they were not entering the residential area. Parking area would need to include buffer and paved permeable ADA accessible parking lot. Applicant will need to reapply for P-1 zoning change Vehicular Parking District and present suggested modifications for a second consideration by the commission. Matt Fick will work with the applicant for resubmission for a P-1 zoning classification for parking only.

Motion to deny current request by Commissioner Thompson, seconded by Commissioner Hutchinson. Motion carried 10-0

Adjourned 7:05 p.m.

Matt Fick, Secretary

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