

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
September 12, 2018
5:30pm

Present:

Bill Craig, Chair
Ron Knautz
Amy Wilson
Tim Bonnette

James Ruth
Daryl Dagit
Don Hild

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 Attorney Scott Kreigsman.

MOTION by Ron Knautz to approve the July 11, 2018 Agenda, Seconded by Don Hild. On roll call vote, all present voted AYE. Motion approved.

MOTION by Daryl Dagit to approve the minutes of June 13, 2018, Seconded by James Ruth. On roll call vote, all present voted AYE. Motion approved.

Council Action Reports:

Chairman Bill Craig reported that at the August 27, 2018 regular meeting of the Pekin City Council, the members of the City Council concurred with the recommendation of the Plan Commission and by a vote of 6 to 1 (Councilmen Abel voting nay), denied the petition for Special Use authorization for a home occupation to operate a dog daycare use of less than 3 animals at 1102 Chestnut Street. The City Council also concurred with the recommendation of the Plan Commission and by a unanimous vote, granted Site Plan Approval for the construction of an employee parking lot at 313 S. 6th Street.

Application #1: Review and consideration of a petition for Special Use Authorization to establish a private park use on a vacant parcel located on Black Street.

Hearing #1 (#09-1921): Consideration of a petition submitted by Alice Neville for Special Use Authorization to establish a private park use on a vacant parcel located in the B-3, General Business District at a property located on Black Street, with a Legal Description of SEC 2 T24N R5W Pekin Gardens Addn. N. 35 Feet of Lot 16 and all of Lot 17 BLK 33 SE ¼ in Tazewell County, Illinois, with the following P.I.N.# 04-10-02-409-027.

Open Public Hearing: 5:35 pm

Bill Craig, Chairman, entertained a motion for discussion.

Motion made by Ron Knautz, seconded by Don Hild, to open discussion.

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

Applicants Alice Neville and Michael Neville came forward and addressed the Plan Commission in regard to the proposed private park use. Michael Neville explained that they were proposing to take a privately owned, vacant lot and create a small private park for the several children that live in that neighborhood, and to provide a safe play environment. Mr. Neville continued by stating that the back yards of the properties on Black Street are very small and don't provide much room for kids to play and that was another reason for proposing the establishment of the private park on the vacant parcel. Mr. Neville further stated that they had entered into a lease with owner Michael Fort to utilize the vacant lot as a private park and have also obtained liability insurance coverage for the park.

Close Public Hearing: 5:37 pm.

Commissioner Don Hild asked why a Special Use Petition was being sought for the private park use.

Building Inspections / Development Director John R. Lebegue explained that currently no use category for a public or private park use exists in any of the use districts of the existing zoning code, therefore the proposed private park use is being considered a special use a, so that the Plan Commission would be able to review the proposed use for its appropriateness at the proposed location. Mr. Lebegue continued by stating that, in the future, the City Code needed to be amended to include a private and public park use category.

Commissioner Amy Wilson stated that she found the idea of establishing the private park commendable, but expressed concern as to the intensity of the park use that would be conducted on the parcel and stated that the equipment and design should meet the established safety and design standards for parks. Commissioner Wilson further stated that proper fencing should also be provided to provide the safety and security for the park.

Applicant Michael Neville stated that if they obtain Special Use approval for the private park that they would likely hold a fundraiser to raise money to pay for the proper and approved playground equipment and cost of improving the lot to meet the design requirements.

Commissioner Wilson then asked how long the term of the lease was.

Mr. Neville replied that the length of the lease was one year.

Commissioner Ron Knautz asked the applicant if they lived next door to the proposed private park.

Mr. Neville answered that, no they did not live directly next to the park, as they lived to the north of the park at 1212 Black Street.

Commissioner James Ruth then stated that he agreed that the proposed use was commendable, as the vacant lot was really not fit for a single family use.

Chairman Bill Craig then asked the applicant if the damage fencing along the north, side property line would be repaired.

Mr. Neville stated that he did not know if they would be able to make repairs to the fence as at this point they did not know who owns the fence, but would attempt to determine who owns the fence and make the necessary repairs.

Commissioner Amy Wilson stated that she thought that the small, private park use was a great use for the vacant lot, but felt that the Plan Commission should set some type of parameters for the private park use.

Commissioner Daryl Dagit asked the applicant if they had contacted the Pekin Park District in regard to the private park.

Applicant, Alice Neville replied that she had contacted the Pekin Park District and received information as to liability insurance requirements and standards for playground equipment.

Chairman Bill Craig called the question on the request for Special Use Authorization to establish a private park use on a vacant parcel located in the B-3, General Business District at a property located on Black Street. On a roll call vote, all present voted Aye. Motion passed.
No public input.

Chairman Bill Craig then explained to the other Commissioners about some information that he received in regard to taking public testimony and rebuttal testimony at public hearings. Chairman Craig also inquired as to why the construction of the new commercial building at 425 Ann Eliza was not brought to the Plan Commission for review, as he felt that all commercial developments should be brought to the Plan Commission for Site Plan Review even if the development is in compliance with zoning regulations.

Commissioner Amy Wilson stated that she agreed with the opinion of Chairman Craig and added that the City needed more regulations governing the design and construction of commercial buildings and that the current ordinances needed to be changed to add accomplish this.

Motion made by Ron Knautz, seconded by James Ruth to adjourn. On roll call vote, all present voted Aye. Motion approved. Meeting adjourned at 6:07 pm.

Respectfully submitted:

John R. Lebegue, Building Inspections / Development Director