

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
August 14, 2019
5:30 p.m.

Present:

Bill Craig, Chairman
Tim Bonnette
Ron Knautz

Steve Thompson
Chris Deverman

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 Kate Swise, City Attorney

MOTION by Ron Knautz to approve the August 14, 2019 Agenda, seconded by Chris Deverman. On roll call vote, all present voted AYE. Motion approved.

MOTION by Chris Deverman to approve the minutes of June 12, 2019 and July 10, 2019, Seconded by Tim Bonnette. On roll call vote, all present voted AYE. Motion approved.

Council Action Reports:

Bill Craig, Chairman, stated that at the July 22, 2019 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 6 to 1, denied the request of Pekin Community High School to rezone property east of N. Parkway Drive from R-1, One Family Residential District to AG, Agricultural District.

Application #1: Continuation of consideration of a petition by Scott Shipp for the vacation of a 14 foot by 200 foot City alley located between the properties of 1125 Derby Street and 1129 Derby Street and the vacation of a 14 foot by 162 foot City alley located between 1219 S. 12th Street and 1119 Derby Street and 1125 Derby Street.

Open Public Hearing: 6:42 p.m.

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

Scott Shipp, 1516 S 14th Street, appeared before the members of the Plan Commission and explained that he had attempted to meet with Nathan Noyes at the property to discuss the alley vacation, but Mr. Noyes never showed up for the meeting. Mr. Shipp further explained that he had spoken with Mr. Noyes on the phone and was informed by Mr. Noyes that he did not want to

vacate either of the City alleys and wanted to just leave thing as they currently existed. Mr. Shipp continued by stating that he wants to build a retaining wall in the east/west alley to stabilize and improve the property, as the alley is never used or maintained. Mr. Shipp ended by stating that he eventually wants to tear down the old office building at 1129 Derby Street and construct a new building and the vacation of the east/west alley would give him more room to redevelop the property.

Nathan Noyes, 1125 Derby Street, appeared before the members of the Plan Commission and stated that he was not able to meet with Mr. Shipp at the property and acknowledged that he did speak with Mr. Shipp and informed him that he did not wish to vacate either of the City alleys. Mr. Noyes ended by stating that he did not want a wall constructed in the east/west alley as it would not be a benefit to him.

Close Public Hearing: 6:54 p.m.

Bill Craig, Chairman, entertained a motion for discussion.

Motion made by Ron Knautz, seconded by Chris Deverman, to open discussion.

Commissioner Tim Bonnette asked where the City stormwater manhole was located.

John Lebeque, Building Inspections/Development Director stated that the stormwater manhole is located at the far western end of the east/west alley.

The members of the Plan Commission then showed Scott Shipp and Nathan Noyes the location of the City stormwater manhole on the GIS aerial map.

Commissioner Steve Thompson stated that he did not want to vacate either of the City alleys until all affected property owners were in agreement.

Commissioner Chris Deverman stated that Mr. Noyes had bought the property at 1125 Derby Street with the knowledge that a City alley was located at the side and rear of the property.

Bill Craig, Chairman called the question on the petition submitted by Scott Shipp for the vacation of a 14 foot by 200 foot City alley located between the properties of 1125 Derby Street and 1129 Derby Street and the vacation of a 14 foot by 162 foot City alley located between 1219 S. 12th Street and 1119 Derby Street and 1125 Derby Street. On a roll call vote, all present voted Nay. Request for alley vacation denied.

Application #2: Consideration of a Petition submitted by Rodney and Judy McClanahan, owners, for a Map Amendment for the re-zoning of property currently zoned R-4, (One Family Residential District) to RT, (Two-Family Residential District) for the purpose of allowing a two family use at certain property located at 904 N. 10th Street, with a Legal

Description of SEC 35 T25 N R5W Campbell Durley & Newhalls Addn. Sub Lots A & B of Lots 4, 5 & 6 Blk. 3 SW ¼ in Tazewell County, Illinois, with the following P.I.N.# 04-04-35-344-001.

Open Public Hearing: 7:06 p.m.

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

Judy McClanahan, owner, appeared before the members of the Plan Commission and stated that she thought the property at 904 N. 10th Street was zoned for business since business type uses had been conducted at the property for many years.

John Lebegue, Building Inspections/Development Director, stated that the property at 904 N. 10th Street is zoned R-4, One-Family Residential District and the business and office uses that had been conducted at the property were legal, nonconforming uses.

Mrs. McClanahan stated that they had owned the property at 904 N. 10th Street for a number of years and had operated a photography studio at the property. Mrs. McClanahan explained that they were seeking the rezoning to RT, Two-Family Residential District to make the property more marketable and allow the building to be converted to a 2 family duplex since the building had 2 levels.

Rodney McClanahan, owner, appeared before the members of the Plan Commission and stated that they have had the property on the market for 10 years and that a commercial realtor will not even try to market the property as an office use. Mr. McClanahan further stated that the building at 904 N. 10th Street is substantial and they need to do something different with the building so that they can sell the property and need help from the City to get rid of the property.

Close Public Hearing: 7:12 p.m.

Bill Craig, Chairman, entertained a motion for discussion.

Motion made by Steve Thompson, seconded by Ron Knautz, to open discussion.

Commissioner Chris Deverman asked if the realtor knew that the office use being conducted at the property was a legal nonconforming use and was going to market the property as a business, office use.

Mrs. McClanahan stated that the realtor would not market the property as a business, office use but that it would require a substantial amount of money to convert the building into a residential home and did not feel it was worth the investment. Mrs. McClanahan further stated that it was very disheartening that they have been unable to sell the property, as the property is well maintained.

Commissioner Tim Bonnette asked if they had looked into converting the building into a residential use.

Mrs. McClanahan stated that they had a contractor look at the property to determine how to convert it to a single-family residential use and given the interior design of the building, conversion to a single family use would be difficult and very costly.

Commissioner Chris Deverman stated that he wants the property to be marketed as a single-family use and to be used as permitted in the R-4, One Family Residential District.

Chairman Bill Craig stated that rezoning the single parcel at 904 N. 10th Street would constitute spot zoning, as the property is completely surrounded by the R-4, One Family Residential District. Chairman Craig continued by stating that a duplex use of the property would be inappropriate and that the previous, nonconforming office uses created the current problems with the property.

Bill Craig, Chairman called the question on the petition submitted by Rodney and Judy McClanahan, owners, for a Map Amendment for the re-zoning of property currently zoned R-4, (One Family Residential District) to RT, (Two-Family Residential District) for the purpose of allowing a two family use at certain property located at 904 N. 10th Street. On a roll call vote, all present voted Nay. Request for rezoning of 904 N. 10th Street denied.

Application #3: Conduct a Site Plan Review of a request by Becks Oil Company of Illinois for the construction of a car wash establishment at a property located at 2900 Court Street with a Legal Description of Sec 12 T24N R5W Sunset Hills Ext 10 Lot B of Lot 1 NE ¼ in Tazewell County, Illinois, with the following P.I.N.# 10-10-12-216-009.

Open Public Hearing: 7:25 p.m.

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

Pat Berry, representing Beck Oil Company, appeared before the members of the Plan Commission and explained that the Becks Oil Company wished to construct an automatic car wash on the property formerly used by Busey Bank. Mr. Berry explained that the existing bank building would be demolished and a new, very attractive building would be constructed on the property, with substantial landscaping to further enhance the appearance of the property.

Close Public Hearing: 7:27 p.m.

Chairman Bill Craig, entertained a motion for discussion.

Motion made by Ron Knautz, seconded by Chris Deverman, to open discussion.

Chairman Bill Craig stated that the only issue that he had with the proposed development was the installation of a sidewalk along Valle Vista.

Mr. Berry stated that their engineer would work with the City to determine the feasibility to install a public sidewalk along the Valle Vista frontage.

Commissioner Ron Knautz asked how many cars could be stacked on the property.

John Lebegue, Building Inspections/Development Director, stated that, as detailed on the submitted Site Plan, at least 18 cars could be stacked on the property, which fully conforms to City requirements and no traffic issues would be created by the proposed automatic car wash use.

Chairman Bill Craig asked if Becks had purchased the property at 2900 Court Street.

Mr. Berry stated that Becks had purchased and is the owner of the property at 2900 Court Street.

Bill Craig, Chairman called the question on the request for Site Plan Approval for the construction of a car wash establishment at a property located at 2900 Court Street. On a roll call vote, all present voted Aye. Motion passed.

No public input.

Motion made by Ron Knautz, seconded by Chris Deverman to adjourn. On roll call vote, all present voted Aye. Motion approved. Meeting adjourned at 7:36 p.m.

Respectfully submitted:

John R. Lebegue, Building Inspections / Development Director