

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd Level
August 12, 2020
5:30pm

Present:

Bill Craig, Chair
Donald Hild
Daryl Dagit
Tim Bonnette

Chris Deverman
Amy Wilson
James Ruth

The regular meeting of the Pekin Planning Commission was called to order and a quorum was declared. Staff present: Matt Fick, Director of Planning and Zoning Director. Also present was Katherine Swise, Miller, Hall and Triggs.

MOTION by Commissioner Deverman to approve the August 12, 2020 Agenda, Seconded by Commissioner Ruth. On roll call vote, Craig, Hild, Deverman Bonnette and Ruth voted AYE, Wilson and Dagit abstain. Motion approved.

MOTION by Hild to approve the minutes of March 11, 2020, Seconded by Bonnette. On roll call, Craig, Hild, Deverman, Bonnette and Dagit voted AYE, Wilson and Ruth abstain. Motion approved.

Council Action Report:

No report submitted.

The Public Hearing was started at 5:38.

CASE SU 2020-01

Hold public hearing and make recommendation regarding an application for a Special Use Petition submitted by Screaming Eagle Properties, LLC for the establishment of outdoor sales space for exclusive sale of new or used automobiles, motorcycles and recreational vehicles in the B-3, General Business District at property located at 602 N 5th Street.

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

Mr. Anthony Gschwend appeared on his own behalf to explain the nature of his request. He stated that he had obtained a permit from the City of Pekin to do some minor interior renovations to a portion of the building located at 602 N 5th in preparation for opening a used car lot and was not told that a Special Use was required before he could open. It was explained to Mr. Gschwend that indoor automobile sales were an allowed use in the B-3 zoning district but the outdoor component required a special use because there

could be special conditions attached to the application based on the location of the property and proximity to any existing residential properties. When Mr. Gschwend was made aware of the Special Use requirement he immediately applied.

He stated his hours of operation were 10:00 am to 7:00 pm Tuesday through Saturday.

Mr Gschwend was asked if he did any vehicle repairs or body work on site and he indicated he did not. He was also asked about customer parking and he stated that he had 2 spots near the front door that he kept open for customers to use, one of which is handicap.

Ms. Marie Guilliams, 519 State Street, requested that some sort of screening be required between her property and the used car lot which is directly to the east of her residence.

Ms. Jamie Wrhel, 520 State Street, indicated Mr. Gschwend had parking his cars over the property line and a portion of them were extending over the public sidewalks. She requested he be required to make sure not to park them in a way the impedes pedestrians from using the sidewalk. She also stated that there was a lot of noise generated by the petitioner early in the morning and late in the evenings.

Mr. Gschwend stated that the noise was from the motorcycles that he brought out in the morning and took back inside at the end of his business day.

Chairman Bill Craig closed the public hearing at () and asked for a motion for discussion.

Motion made by Commissioner (), seconded by Commissioner (), to open discussion.

Discussions were held and it was recommended that Mr. Gschwend be limited to the hours of operation he indicated during the public hearing, that he be required to install a 6' privacy fence or some other adequate form of screening on the east side of his property, that no mechanical repairs be allowed on site and that he parked his cars in such a manner that they were on his property only and not extended into the public right-of-way.

Chairman Bill Craig called for the question on the requested Special Use. On a roll call vote, all present voted Aye. Motion passed.

CASE RZ 2020-01

Hold public hearing and make recommendation regarding an application for a Rezoning Petition submitted by the City of Pekin for a 2.801-acre and a 1.146-acre parcel of land, both currently zoned Light Industrial and owned by the Pekin Park District, to be rezoned to Agriculture. Said parcels having been added to an existing 79-acre parcel of land.

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

Matt Fick, representing the City of Pekin who was the petitioner, stated that the land to be rezoned was property deeded over to the Pekin Park District by the City earlier in the year. The land, currently zoned

Industrial, is adjacent to ground owned by the Park District and due to its configuration it was not developable for industrial purposes. Given this the City felt deeding it to the Park District and rezoning it to Agriculture was in everyone's best interests.

There was no one from the public who wished to speak on the case.

Motion made by Commissioner (), seconded by Commissioner (), to open discussion.

Discussion was held and it was determined that giving the land to the Park District and rezoning it to Agriculture was the highest and best use of the property and that it would create a buffer if and when any industrial development did occur on the neighboring properties.

Chairman Bill Craig called for the question on the requested Rezoning. On a roll call vote, all present voted Aye. Motion passed.

CASE CA 2020-01

Hold public hearing and make recommendation regarding an ordinance amending Title 9, Chapter 10 of the City Code Regarding Off-Premises Signs.

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

Attorney Katherine Swise, Miller Hall & Triggs, explained that currently off-premise signs, specifically billboards, are only allowed in Industrial districts. She stated that the City had been approached by a sign company and requested the City consider amending their codes to allow off-premise signs in Commercial districts. She stated that the proposed ordinance did allow for off-premise signs in Commercial districts and also established spacing requirements, size limitations and maintenance requirements.

The ordinance did not put a cap on the number of billboards allowed in the City but it was suggested such a provision could be added if the Commission felt it was a good idea.

There was no one from the public who wished to speak on the case.

Motion made by Commissioner (), seconded by Commissioner (), to open discussion.

Discussion was held regarding the number of billboards that should be allowed in the City. A recommendation was made to have staff inventory all of the billboards in town and come back to the Commission in the following months with that figure and a recommendation on whether or not more should be allowed or if that should be the cap and only replacement billboards allowed moving forward.

Chairman Bill Craig asked for a motion to table the proposed ordinance and bring it back with the additional information requested. Motion made by () seconded by () to table the proposed ordinance. On a roll call vote, all present voted Aye. Motion passed.

CASE SU 2020-03

Hold public hearing and make recommendation regarding an application for a Special Use Petition submitted by St. Joseph's Church for the expansion of an existing church facility located at 303 S. 7th Street.

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

Bill Fleming spoke on behalf of the petitioner, St. Joseph's Catholic Church, and explained the history of this request. The request to expand the Church at 303 S. 7th Street was brought before the Commission on June 12, 2019 but was tabled due to the fact that several of the residents expressed concerns over the design, traffic, parking, storm water and light pollution. Mr. Fleming stated that the Church heard these concerns and went back to their architect and engineer and came up with the proposed plan that was being considered today. This plan eliminates the Church building across the street in and calls for them to actually build on to their existing facility. The property across the street would be dedicated solely to parking and the storm water detention would be contained underground.

Mr. Bruce McCoige, a resident of the neighborhood where the Church is located, read a statement reiterating some of the same concerns that were expressed previously. While he expressed his appreciation for the revised plan and acknowledged it would be less impactful on the neighborhood, he still felt the added traffic, additional hard surfaced parking lot and lighting were too intense for a residential neighborhood and that the size of the expansion was such that moving it to a more commercial area seemed to make the most sense.

Motion made by Commissioner Wilson, seconded by Commissioner Bonnette, to open discussion.

Discussions were held over the new layout and the Petitioner complimented on their efforts to work with the surrounding property owners and reach a compromise. It was mentioned that a portion of 7th Street would need to be vacated in order to allow for the addition and the Petitioner acknowledged this, stating they would be back at a future date to request this vacation if their special use was approved.

The Commission agreed that the new layout was the least impactful option for the expansion and that it would be necessary during site plan review to ensure that adequate screening was put in place to ensure the headlights of automobiles parking in the new lot did not shine directly into the surrounding property owner's windows.

Commissioner Deverman made the motion and Commissioner Ruth seconded, to approve the Special Use subject to the City vacating a portion of 7th Street. On a roll call vote, all present voted Aye. Motion passed.

This concluded the public hearing.

Motion made by Commissioner Ruth, seconded by Commissioner Deverman to adjourn. On roll call vote, all present voted Aye. Motion approved. Meeting adjourned at 6:55 pm.

Respectfully submitted:

Matt W. Fick, Director of Planning and Zoning