

Pekin Zoning Board of Appeals
111S. Capital Street
City Council Chambers 2nd Floor
August 11, 2021
5:00 PM

Present: Daryl Dagit, Chris Deverman, Donald Hild, David Huskisson, Kim Joesting, Mary Lanane, Chris Lang, Kelly Madden, James Ruth.

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 and Kathie Brown, Economic Development Program Support, John Dossey, Pekin Police Chief.

MOTION by Commissioner Lanane to approve the August 11, 2021, agenda seconded by Commissioner Madden. Motion carried 9-0.

MOTION by Commissioner Deverman to approve the minutes for the July 21, 2021. Seconded by Commissioner Ruth. Motion carried 9-0

Case SU 2021- 06

Community Development Director Fick explained the request from Mackey Enterprises, which was to allow for the short-term storage of wrecked automobiles in an I-1 Light Industrial District on property located at 1500 S. 2nd Street. He further explained that the property would need to be fenced and likely more white rock put down in the storage yard area to be in compliance with the special use requirements should this request be approved. Public comment was provided by Police Chief Dossey concerning an ongoing investigation regarding current business practices by Mr. Mackey which have resulted in potential contamination leaking into the City's wastewater system. EPA investigation is pending. He expressed concerns over the lack of a containment plan or clean up at Mr. Mackey's former facility and indicated he thought he would likely continue with these practices in the proposed location. A neighboring business owner expressed concerns regarding the detrimental impacts the proposed use might have on existing businesses.

Commissioner Deverman expressed concerns that the petitioner hadn't followed through on the conditions of a previous special use he was granted so why would we think it would be any different this time. Commissioner Madden had concerns over the ongoing investigation. Motion by Commissioner Ruth to deny the request, seconded by Commissioner Madden. Motion carried 9-0.

Case V 2021-08

A variance request submitted by Kelly Madden, to allow for an addition to an existing building to be located five (5') feet from the side yard, which is five (5') feet closer than what is allowed in a B-3 General Business District, said property being located at 905 Derby Street. Mr. Madden appeared and spoke on his own behalf and explained that he wanted to expand his existing fitness facility to the west by adding on and due to the size of the building it would only be 5' from the side yard. He noted that

the neighboring property was commercial and it would not negatively impact them or set a precedent as there were several buildings on Derby Street that did not meet setback due to their age and likely pre-zoning construction. A property owner to the north of Mr. Madden's property stated that when heavy weights were dropped inside his building she could feel the vibrations in her house. Mr. Madden stated that the addition would be classroom space and perhaps some cardio equipment but would not be used for any heavy weightlifting. There were no other public comments.

Motion by Commissioner Ruth to approve, seconded by Commissioner Deverman. Motion carried 7-0 with Madden and Lanane abstaining.

Case PPR 2021-01

Preliminary Plat review submitted by Hornecker Properties, LLC for El Camino Fields, 2nd Addition located south of El Camino Fields Phase I. Mr. Hornecker explained that this was phase II of El Camino Fields and the property would be developed in a similar fashion as Phase I with zero lot line duplexes. Some concerns from the Fire Department were shared about the lack of any turn around at the end of Caspian Drive. Mr. Hornecker indicated that he actually planned on putting a long driveway and storage garage at the end of Caspian and stated he would add additional pavement/white rock to create a t-turnaround for emergency and any other large vehicles to use. Motion by Commissioner Dagit, seconded by Commissioner Deverman, to approve the request with the condition a t-turnaround be provided to allow emergency vehicles to turn around at the end of Caspian Drive. Motion carried 9-0.

Case FPR 2021-01

Final plat review submitted by Hornecker Properties, LLC for El Camino Fields, 2nd Addition. The final plat was found to be in substantial conformance with the Preliminary Plat. Motion by Commissioner Deverman, Seconded by Commissioner Ruth, to approve the final plat with the condition a t-turnaround be provided to allow emergency vehicles to turn around at the end of Caspian Drive. Motion carried 9-0.

Public Input

The following issues were brought forward as potential items for further discussion by the Board of Appeals:

- How to ensure Air B &B Properties are appropriately identified, limit any potential negative impacts to residential neighborhoods, and ensure short-term rental properties are registered appropriately. Currently fall under transient occupancy ordinance.
- Does the business registry recently implemented by City of Pekin capture just commercial properties or does it include homebased businesses, malls/multiuse buildings, etc. captured appropriately for life safety and business registration.
- How can we manage vacant buildings in a manner that ensures minimum life/safety requirements are met by property owners with an eye towards redevelopment?
- Request by petitioner for an early **Planning and Zoning Meeting – September 1, 2021**

Adjourned 6:04 p.m.

Matt Fick, Secretary

Pekin Planning Commission