

Pekin Zoning Board of Appeals
111 S. Capital Street
City Council Chambers 2nd Floor
July 13, 2022
5:00 PM

Present: Bill Craig, Kim Joesting, Mary Lanane, James Ruth, Steve Thompson, and Amy Wilson. Daryl Dagit arrived at 5:22pm.

The regular meeting of the Pekin Board of Appeals was called to order and quorum was declared. Staff present: David Bess (CDBG Program Manager), Matt Fick (Economic Development Director) and Katherine Swise (Legal Counsel). There were no members of the public present.

The meeting was called to order at 5:01pm. Motion by Commissioner Ruth to approve the July 13, 2022 agenda, second by Commissioner Wilson. Motion carried 6-0.

Motion by Commissioner Joesting to approve minutes for the June 8, 2022, second by Commissioner Ruth. Commissioner Wilson requested amendment of the minutes to reflect that her statement regarding issues on Red Bud Drive was instead that City staff should work with the Park District to resolve the issue discussed. Motion carried 6-0.

Case SU 2022-03

A special use request submitted by Mitch O'Shaughnessy to utilize property located at 801 S. 2nd Street to display and sell used automobiles. Said property is zoned I-2 General Industrial District with a legal description of SEC 3 T24N R5W PT SW 1/4 & TRACT ADJ LOT 12 NE 1/4 .36 AC, with the following PIN: 04-10-03-212-002, in Tazewell County, Illinois.

The public hearing was opened at 5:03pm. No comments were made from the public. The public hearing was closed at 5:04pm. Commissioner Thompson motioned to approve, second by Commissioner Ruth.

Commissioner Craig questions whether the special use request covered the other items in the plan other than the used car sales. Katherine Swise explained that principle uses would not need to come before the board but additional special uses would need to be reviewed and approved. David Bess summarized the potential additional uses that are being considered by the applicant.

Commissioner Wilson voiced concerns regarding the lack of detail in the submitted site plan noting that the plan did not show the number of cars to be placed for sale, the location of curb cuts, and that the plan was not to scale to ensure proper fit of the property. Discussion was held on the applicant's other properties and difficulties in following through with previous promises.

Commissioner Wilson motioned to table for additional site plan details including those previously discussed as well as access, traffic flow, car placement, etc. Second by Commissioner Thompson. Motion carried 7-0.

Informal Discussion

Matt Fick handed out a draft version of a proposed economic development strategy and provided a brief summary of the contents for consideration by the board. Commissioner Thompson discussed the need for specific niche districts as shown in the proposed plan. Commissioner Wilson suggested that the

proposed plan be compared to other successful communities such as Havana. Discussion was held on the concept of rehabilitating buildings owned by private individuals and companies as well as what funding sources are available to carry out economic development activities.

Commissioner Dagit voiced concerns with how money will be recouped and noted that he felt that TIF funds were often wasted. Commissioner Lanane discussed how the Chamber of Commerce and the City might cooperate to promote economic development and Commissioner Ruth noted that he does see the need for a defined economic development plan and observed that he does feel as though there is currently momentum for downtown development.

Public Input

No additional public input.

Meeting adjourned.