

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
July 11, 2018
5:30pm

Present:

Bill Craig, Chair
Steve Thompson
Chris Deverman
Tim Bonnette

James Ruth
Ron Knautz
Amy Wilson
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 Sue Bosich.

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

MOTION by Steve Thompson 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 June 18, 2018 regular meeting, the City Council concurred with the recommendation of the Plan Commission, and unanimously approved the Map Amendment request to rezone the property at 313 S. 6th Street from RM-3 (Multiple Family Residential) to OS-1 (Office Service District).

Application #1: Review and consideration of a petition for a Map Amendment to rezone properties on Dane Kelsey Drive.

Hearing #1 (#07-1917): Consideration of a Petition for a Map Amendment submitted by Lake Whitehurst Cliffs, Inc. for the Re-Zoning of property currently zoned R-2, (One-Family Residential to RT (Two-Family Residential) to have the ability to construct two-family dwelling on certain vacant property located at 2013 Dane Kelsey Dr., 2017 Dane Kelsey Dr., 2021 Dane Kelsey Dr., with the following Legal Descriptions:

SEC 26 T25N R5W Lake Whitehurst Cliffs SEC 1 Lot 15 NE ¼ in Tazewell County, Illinois, with P.I.N.# 04-04-26-201-008, with a street address of 2013 Dane Kelsey Dr.

SEC 26 T25N R5W Lake Whitehurst Cliffs SEC 1 Lot 16 NE ¼ in Tazewell County, Illinois, with P.I.N.# 04-04-26-201-007, with a street address of 2017 Dane Kelsey Dr.

SEC 26 T25N R5W Lake Whitehurst Cliffs SEC 1 Lot 17 NE ¼ in Tazewell County, Illinois, with P.I.N.# 04-04-26-201-006, with a street address of 2021 Dane Kelsey Dr.

Open Public Hearing: 5:35 pm

Bill Craig, Chairman, entertained a motion for discussion.

Motion made by James Ruth, seconded by Steve Thompson, to open discussion.

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

David Whitehurst, representing Lake Whitehurst Cliffs, Inc., came forward and addressed the members of the Plan Commission in regard to the rezoning request. Mr. Whitehurst explained that he is seeking the rezoning of Lots 15, 16 and 17 for the purpose of constructing duplexes on the currently vacant lots. Mr. Whitehurst further stated that the units would not be rentals and that the value of each duplex building would be \$500,000 and be owner occupied. Mr. Whitehurst ended by stating that he did not intend to build any spec duplexes if the rezoning of the lots were approved and that the duplexes would only be constructed if there were intended owners.

Cynthia McCammon Johnson of 2009 Dane Kelsey Drive then came forward and explained that her home was directly to the south of Lot 15, which was one of the lots that was the subject of the rezoning request and that she purchased the property with the expectation that any new construction to the north of her home would be single family residences. Ms. Johnson continued by stating that she was strongly opposed to the rezoning of the property to RT-2, as the construction of duplexes would be contrary to the established development pattern of the block and neighborhood. Ms. Johnson concluded by stating that allowing the construction of duplexes on the three lots would be spot zoning and that it would not be logical to sandwich in the duplexes between the existing single family homes.

Robert Stash of 2029 Dane Kelsey Drive came forward and stated that he did not want to see the lots rezoned to allow the construction of duplexes and felt that such development would negatively impact the property values of homes in the neighborhood.

Ron Miller of 2003 Dane Kelsey Drive came forward and explained that he owns two properties in that subdivision and felt that the rezoning was not appropriate and did not feel that there was a strong market for high value duplexes that Mr. Whitehurst intends to construct on the lots. Mr. Miller further stated that he believed that property values would be lowered if the rezoning was approved and duplexes were allowed to be constructed.

Carolyn Ferrell of 2033 Dane Kelsey Drive came forward and stated that she was opposed to the rezoning and that the construction of duplexes on those lots was inappropriate for the neighborhood.

Close Public Hearing: 5:52 pm.

Commissioner James Ruth asked if there was a homeowner's association for the neighborhood on Dane Kelsey Drive that set out standards of how the lots could be developed.

Mr. Whitehurst answered that, no, there was no homeowners association for that subdivision.

Commissioner Don Hild had questions and concerns as to the impact on the home at 2009 Dane Kelsey if the lots were rezoned and duplexes were constructed.

Commissioner James Ruth stated that he was initially in favor of the rezoning request, but given the fact that there are other lots available in that subdivision that are zoned RT-2 and are not being purchased or developed, changed his opinion on the matter.

Chairman Bill Craig the stated that in his opinion, the zoning for that subdivision had been set and he was very hesitant to make any changes to the established development pattern. Chairman Craig further stated that if the property at 2009 Dane Kelsey had not been developed with a single family residence his opinion might be different.

Chairman Bill Craig called the question on the request for a map amendment to rezone the properties on Dane Kelsey Drive from R-2, Single Family Residential District to RT-2, Two Family Residential District. On a roll call vote, all present voted Nay. Motion failed.

No public input.

Chairman Bill Craig then explained to the other Commissioners that in the coming months he wanted to look at making changes to the code and to make adjustments to the fees being charged for zoning applications, as the current application fee of \$85.00 does not adequately cover the costs and time it takes to process zoning and development applications.

Motion made by Ron Knautz, seconded by Chris Deverman to adjourn. On roll call vote, all present voted Aye. Motion approved. Meeting adjourned at 6:05 pm.

Respectfully submitted:

John R. Lebegue, Building Inspections / Development Director