

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
June 13, 2018
5:30pm

Present:

Bill Craig, Chair
Steve Thompson
Chris Deverman
Don Hild

James Ruth
Ron Knautz

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 Scott Kriegsman.

MOTION by Chris Deverman to approve the June 13, 2018 Agenda, Seconded by Ron Knautz. On roll call vote, all present voted AYE. Motion approved.

MOTION by Chris Deverman to approve the minutes of May 9, 2018, Seconded by James Ruth. On roll call vote, all present voted AYE. Motion approved.

Council Action Reports:

No Council Action Report was presented.

Application #1: consideration of a petition for a Map Amendment to rezone property at 313 S. 6th Street.

Hearing #1 (#06-1916): Consideration of a Petition for a Map Amendment submitted by Kenneth C. Thomas for the re-zoning of property currently zoned RM-3 (Multiple Family Residential) to OS-1 (Office Service District) for the purpose of constructing additional parking for the Post Office at certain property located at 313 S. 6th Street, with a Legal Description of SEC 2 T24N R5W Colts Addn. North 30 Feet of South 62 Feet of Lot 5 NW 1/4 in Tazewell County, Illinois, with the following P.I.N.# 04-10-02-100-003

Open Public Hearing: 5:33 pm

Bill Craig, Chairman, entertained a motion for discussion.

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

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

Derek Anderson of 323 S. 6th Street came forward and stated that he and his wife owned the property directly to the south of the property being considered for rezoning. Mr. Anderson explained that they had concerns due to the fact that their property and the property at 313 S. 6th Street shared a driveway and that they would have vehicle traveling and parking in close proximity to their property. Mr. Anderson continued by stating that he did not necessarily oppose the rezoning, but had concerns for the safety of his family with the parking lot directly next door.

Chairman Bill Craig then asked if there was anyone else present who wished to speak in regard to the issue.

Lou Miller, representing Kenneth Thomas, the owner of the property at 313 S. 6th Street, came forward and explained that they were willing to comply with all City guidelines were willing to meet the conditions of the City. Mr. Miller further explained that they were taking the concerns of the neighboring property seriously and would work on a parking lot design that would address the concerns. Mr. Miller ended his statement by stating that the property adjacent to 313 S. 6th Street is currently zoned OS-1, which makes the rezoning of 313 S. 6th Street a proper extension of that zoning district and that the proposed parking lot would be for only employees of the Post Office to get employee cars off the City streets.

Chairman Bill Craig then stated that the design of the actual parking lot would be handled in the Site Plan Review process and that the proposed re-zoning was the first phase of the process.

Close Public Hearing: 5:41 pm.

Commissioner Don Hild then asked if there was a screening requirement that had to be met for the proposed parking lot.

John Lebegue, Building Inspections/Development Director explained that the Zoning Code did require screening of parking lots that abutted a residential district.

Chairman Bill Craig then stated that it was up to the applicant to meet all City requirements in design of the parking lot, which includes screening of the proposed parking lot.

Commissioner Ron Knautz asked if the Plan Commission should have a Site Plan to review as part of this rezoning submission.

Chairman Bill Craig stated he was willing to consider rezoning of the property and that it's up to the applicant to design the proposed parking lot to meet City requirements and that the matter would come back before the Plan Commission for review and approval of the Site Plan.

Commissioner Don Hild stated that, in the past, other cases did come in with a Site Plan with the rezoning request.

Chairman Bill Craig called the question on the request for a map amendment to rezone the property at 313 S. 6th Street from RM-3, Multiple Family Residential District to OS-1, Office Service District. On a roll call vote, all present voted Aye. Motion approved.

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 5:53 pm.

Respectfully submitted:

John R. Lebegue, Building Inspections / Development Director