

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
June 12, 2019
5:30pm

Present:

Don Hild, Vice Chairman	Amy Wilson
Chris Deverman	Daryl Dagit
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 Kate Swise, City Attorney

MOTION by Amy Wilson to approve the June 12, 2019 Agenda, seconded by James Ruth. On roll call vote, all present voted AYE. Motion approved.

MOTION by Amy Wilson to approve the minutes of May 8, 2019, Seconded by Chris Deverman. On roll call vote, AYE: Don Hild, Amy Wilson, Chris Deverman and Daryl Dagit; ABSTAIN: James Ruth and Ron Knautz. Motion approved.

Council Action Reports:

Don Hild, Vice Chairman stated that at the May 28, 2019 regular meeting of the Pekin City Council, the members of the City Council concurred with the recommendation of the Plan Commission and by a unanimous vote approved the Special Use petition for the establishment of an auto alignment and autobody shop use at 716 Court Street. The City Council also concurred with the recommendation of the Plan Commission, and by a unanimous vote, approved the Special Use petition for the establishment of an auto and tire repair shop use at 914 S. 2nd Street.

Application #1: Conduct a Site Plan Review of a request by Amerco Real Estate Company for the installation of exterior storage units at a property located at 2909 Court Street with a Legal Description of Sec 7 T24N R4W Pekin Commercial Park Subd. Lot 2 (Exc. SE Tract) all Lots 3-4 & 5 NW ¼ 8.537 AC in Tazewell County, Illinois, with the following P.I.N.# 11-11-07-101-008.

Open Public Hearing: 6:03 p.m.

Don Hild, Vice Chairman, entertained a motion for discussion.

Motion made by James Ruth, seconded by Daryl Dagit, to open discussion.

Don Hild, Vice Chairman, opened the discussion and asked if there was anyone here to speak in regard to the issue.

Mike Fancher, representing U-Haul Illinois, appeared before the members of the Plan Commission and explained the revisions that have been made to the previously approved Site Plan. Mr. Fancher explained that in lieu of the 7,800 square feet of proposed exterior storage at the southwest corner of the parking lot, U-Haul now desires to locate additional, exterior self-storage units made up of recycled U-Haul truck bodies converted into storage units at the southeast corner of the property and also propose the siting of two, 2,000 square foot storage buildings at the southeast corner of the property.

Commissioner Ron Knautz stated that when U-Haul was originally before the Plan Commission they stated that it would be indoor storage and now they want to add exterior storage and was concerned as to what U-Haul's future plans are for the property.

Mr. Fancher stated that what is shown on the revised Site Plan before them is all that U-Haul has planned for the property at 2909 Court Street. Mr. Fancher continued by stating that the program for the recycling of the truck bodies into storage units was providing a service and secondary use for the retired truck bodies. Mr. Fancher ended by stating that Phase 1 of the project has recently been completed and 280 interior storage units are now available.

Close Public Hearing: 6:07 p.m.

Don Hild, Vice Chairman asked if storage facilities are a permitted or Special Use in the B-3 business district.

John Lebegue, Building Inspections/Development Director, answered by stating that storage facilities are a permitted use in a B-3, General Business District.

Don Hild, Vice Chairman asked if screening of the proposed storage units should be considered.

Commissioner James Ruth stated that he felt that given the location of the proposed storage units in the parking lot that screening would not really be practical or necessary.

Commissioner Amy Wilson asked how many exterior storage units would be installed on the property.

Mike Fancher explained that there would be 47 recycled truck body units and 40 storage units in the 2 other storage buildings.

Commissioner Amy Wilson asked if trucks will be sold at this property.

Mike Fancher stated that trucks will not be sold at the property at 2909 Court Street and the trucks will be moved off the property once the truck bodies are removed.

Commissioner Amy Wison then asked the status of the landscape improvements that were a condition of the Special Use that was granted.

Mike Fancher stated that the landscaping will be installed as required by the Special Use.

Don Hild, Vice Chairman called the question on the request for Site Plan Approval for the siting of sustainable, modular storage units in a designated area of the parking lot at 2909 Court Street. On a roll call vote, Ayes: Don Hild, James Ruth, Ron Knautz, Daryl Dagit and Chris Deverman. Nay: Amy Wilson. Motion passed.

Application #2: Continuation of the consideration of a Special Use Petition submitted by Austin Engineering Co., Inc., on behalf of owner, St. Joseph's Catholic Church, for Special Use authorization to construct an addition onto the south of the existing St. Joseph Catholic Church at a property located at 303 S. 7th Street with a Legal Description of: All that part of Lots 16 through 22 of Colts Addition to the City of Pekin, Illinois, all that part of Lots 1 through 5, Lots 8 through 10 of Tharp Place Addition to the City of Pekin, Illinois, part of Lots 6 and 7 of Tharp Place Addition to the City of Pekin, Illinois and Block 2 in Tharp Place Addition to the City of Pekin, Illinois and all that part of the alley lying adjacent to and immediately west of Lots 8 through 10 in said Block 2 of Tharp Place Addition in Tazewell County, Illinois.

Open Public Hearing: 6:13 p.m.

Don Hild, Vice Chairman asked that all making comments in regard to this request that they limit their comments to 5 minutes and asked if there was anyone here to speak in regard to the request.

Devin Birch of Austin Engineering appeared before the members of the Plan Commission and explained that they had been before the Plan Commission a couple of months ago and that during that time their variance request to reduce the front yard setback was denied by the Zoning Board of Appeals. Mr. Birch continued by stating that after the denial of the variance request, the plans for the building and the Site Plan were revised, adjusting the footprint and lowering the building height to 25 feet to reduce the degree of variance.

Lou Miller, attorney representing St. Joseph Catholic Church, appeared before the members of the Plan Commission and stated that prior to this meeting, the Zoning Board of Appeals approved the revised variance request to reduce the front yard setback. Mr. Miller continued by stating that the Plan Commission had previously recommended approval of the vacation of a portion of the St. Joseph Place right-of-way at the April 10, 2019 meeting.

Bruce McCoige, 401 Haines Avenue, appeared before the members of the Plan Commission and presented a petition to the members of the Plan Commission of those in the neighborhood that opposed the St. Joseph Catholic Church development. Mr. McCoige stated that 46 of the 62 homes in the neighborhood objected to the development. Mr. McCoige stated that the building being proposed is too large for a residential neighborhood and the proposed parking lot is very large and would increase the scale of events that would take place at the church and the new building. Mr. McCoige also expressed concerns as to snow removal from the proposed parking lot and the construction of a stormwater detention area to the south of the parking lot, which could cause mosquitos and other dangers to the neighborhood. Mr. McCoige ended by stating that the proposed parking lot is the same size as a parking lot at the hospital and that the concerns that he expressed are very important to the neighborhood.

Don Hild, Vice Chairman stated that he understood that the neighborhood had concerns.

Kevin McAvoy, 404 S. 6th Street, appeared before the members of the Plan Commission and stated that the church can build an addition on what they own and do not need a big new building. Mr. McAvoy ended by stating that had also had concerns regarding the traffic in the neighborhood and the safety of the children in the neighborhood and felt that the church did not need a 77 space parking lot.

Bonnie Klockenga, 701 Washington Street, appeared before the members of the Plan Commission and stated that she was very concerned as to the condition of the streets in the neighborhood and felt that the proposed development would make the street situation even worse. Ms. Klockenga ended by stating that construction equipment from the development would also damage the streets and that a traffic study should be prepared for the development.

Mr. Christensen, 404 S. 7th Street, appeared before the members of the Plan Commission and stated that the visual impact of the proposed development will negatively affect his enjoyment of his property.

Mary Ann Ladendorf, Real Estate Broker, Coldwell Banker, appeared before the members of the Plan Commission and stated that the proposed building was not just for socializing, but was also going to be used for office space as well. Ms. Ladendorf ended by stating that the same number of people will be using the new building that are using the current parish center and the number will not be increasing.

Burt Dancey, attorney, representing the residents at 419 Haines Avenue, appeared before the members of the Plan Commission and stated that the Special Use that is being sought would apply to more parcels than just the property at 303 S. 7th Street. Mr. Dancey further stated that there are legal requirements that the Special Use must meet, one of which that the development be consistent with the Comprehensive Plan. Mr. Dancey stated that the Comprehensive Plan does not show a church expansion in a residential neighborhood as suitable development. Mr. Dancey continued by stating that the scale of the development will have a negative impact on the neighborhood and there will be an increase in the quantity and scale of the events that will take place at the new building. Mr. Dancey stated that size of the development will have an injurious impact on all properties in the neighborhood and does not agree that the proposed development

will positively enhance properties values in the neighborhood. Mr. Dancey continued by stating that the closing of a portion of St. Joseph Place would have a very negative impact and that the Plan Commission should order that a traffic study be performed to study the impact of the proposed addition and the impact of the post office and other schools in the neighborhood. Mr. Dancey ended by stating that the development is not in the public convenience, is totally out of character with the single family residential neighborhood and is a multi-use facility that would represent a massive change for the neighborhood.

Lou Miller came forward again and stated that the Special Use that is being considered by the Plan Commission is permitted under the Zoning Code. Mr. Miller continued by stating that the building is not a quasi-commercial development and that all uses in the proposed building already exist at the property. Mr. Miller further stated that the St. Joseph Catholic Church has been in the neighborhood for 103 years and is a fixture in the neighborhood and that the proposed development will improve and add value to the neighborhood and the City as a whole. Mr. Miller ended by stating that the Plan Commission represents the neighborhood, but also represents the City as a whole.

Close Public Hearing: 6:50 p.m.

Don Hild, Vice Chairman, entertained a motion for discussion.

Motion by Chris Deverman, seconded by James Ruth, to open discussion.

Commissioner James Ruth asked if it would be feasible to install the driveway entrance to the proposed parking lot off of S. 7th Street instead of Haines Avenue to reduce traffic on Haines Avenue.

Devin Birch stated that there was not adequate area to install a driveway to the south of the proposed building to enter from S. 7th Street.

Commissioner Ruth asked about the lighting for the proposed parking lot and wanted to make sure that it would not be a problem for neighboring properties.

Devin Birch stated that a lighting plan would be submitted and that there would be no glare of lighting onto neighboring residential properties.

Commissioner Ron Knautz asked if the required stormwater retention could be placed under the parking lot instead of in the green space to the south.

Commissioner Ruth stated that he wanted to clarify that the stormwater detention area shown in the green space area was a bowled area and was not a pond.

Devin Birch stated that the area was not a pond and that it would only hold water for a short period of time.

Don Hild, Vice Chairman, asked if the square footage of the building had been reduced.

Devin Birch stated that the footprint of the building had been reduced in area and the height of the building reduced by 6 feet. Mr. Birch further stated that the ceiling height at the interior of the building had been reduced from 10 feet to 9 feet and the roofline lowered to be more compatible with residential homes in the neighborhood.

Commissioner Chris Deverman asked what the vote was of the Zoning Board of Appeals of the variance request.

John Lebegue, Building Inspections/Development Director stated that the vote was 4 to 2 in favor of the variance request to reduce the front yard setback.

Commissioner Ron Knautz asked if there was any possibility that a bridge could be constructed over St. Joseph Place instead of connecting the addition to the church.

Devin Birch stated that the construction of a bridge would be very difficult to accomplish and be prohibitively expensive.

Commissioner Daryl Dagit asked if the sewer capacity in the area was sufficient for the proposed development.

John Lebegue, Building Inspections/Development Director stated that the City Engineer had reviewed the matter and had found that the sewer capacity was adequate for the development and that the stormwater generated by the development would be managed by the stormwater detention area so that it would not adversely impact the City sewer system.

Devin Birch stated that the detention area detailed on the Site Plan had been designed to handle the stormwater that would be generated by the parking lot and building.

Don Hild, Vice Chairman called the question on the request for Special Use authorization to construct an addition onto the south of the existing St. Joseph Catholic Church at a property located at 303 S. 7th Street. On a roll call vote, Ayes: James Ruth, Ron Knautz, Daryl Dagit, Amy Wilson and Chris Deverman. Abstain: Don Hild. Motion passed.

No public input.

Motion made by James Ruth, seconded by Daryl Dagit to adjourn. On roll call vote, all present voted Aye. Motion approved. Meeting adjourned at 7:03 p.m.

Respectfully submitted:

John R. Lebegue, Building Inspections / Development Director