

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
May 8, 2019
5:30pm

Present:

Bill Craig, Chair
Steve Thompson
Tim Bonnette

Amy Wilson
Daryl Dagit

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 Steve Thompson to approve the May 8, 2019 Agenda, seconded by Amy Wilson. On roll call vote, all present voted AYE. Motion approved.

MOTION by Amy Wilson to approve the minutes of April 10, 2019, Seconded by Steve Thompson. On roll call vote, AYE: Steve Thompson, Amy Wilson, Daryl Dagit and Tim Bonnette; ABSTAIN: Bill Craig. Motion approved.

Council Action Reports:

No Council Action Report was provided.

Application #1: Consideration of a petition submitted by Joseph and Jennifer Thomas of Pekin Alignment & Autobody, Inc. for the establishment of a commercial alignment and autobody shop use in the B-3, General Business District at certain property located at 716 Court Street with a Legal Description of SEC 2 T24N R5W Colts Addn. Lot 25 NW ¼ in Tazewell County, Illinois, with the following P.I.N.# 04-10-02-106-003.

Open Public Hearing: 5:37 p.m.

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

Jennifer Thomas of Pekin Alignment and Autobody, appeared before the members of the Plan Commission and explained that they currently conducted there auto alignment and autobody business from 2 separate buildings at 25 S. 2nd Street and had a desire to move to a larger building at 716 Court Street where they could combine the uses in one building. Ms. Thomas further stated that the nature of the business that would be conducted at 716 Court Street would be automotive suspension repair and alignment and autobody repair.

John Neumann, 720 Court Street, appeared before the members of the Plan Commission and stated that he had no objections to Pekin Alignment and Autobody moving in to the property at 716 Court Street, but did have concerns as to the exterior storage of wrecked vehicles that would be brought to the property for repair, especially after hours. Mr. Neumann further stated that he did want the view of wrecked vehicles to be an eyesore for the neighborhood. Mr. Neumann ended by stating that he questioned whether the building at 716 Court Street would require the installation of a fire sprinkler system as a result of the automotive alignment and autobody use and wanted to make sure that the matter was verified with the Fire Department.

John R. Lebegue, Building Inspections / Development Director stated that he would meet with the Fire Department to determine if the installation of a fire sprinkler system would be required for the building at 716 Court Street as a result of the proposed automotive alignment and autobody use.

Close Public Hearing: 5:43 p.m.

Bill Craig, Chairman, entertained a motion for discussion.

Motion by Amy Wilson, seconded by Tim Bonnette, to open discussion.

Commissioner Amy Wilson stated that according to the Site Plan that was submitted by the applicant, there would be fencing installed around the storage area for vehicles brought to the property for repair.

Jennifer Thomas stated that screening fencing was being proposed to screen public view of vehicles stored on the property and that they would always try to get wrecked vehicles moved to the fenced storage area so that the neighborhood would not have to view the vehicles.

Commissioner Amy Wilson asked the applicant where entry to the fence area will be made.

Ms. Thomas stated that entry to the fenced storage area would be from the front and there would be no entry from the City alley.

Chairman Bill Craig stated that in addition to consideration of the Special Use petition, Site Plan review and approval is also required for this application.

Commissioner Tim Bonnette asked if the proposed fence would be solid to prevent public view.

John R. Lebegue, Building Inspections / Development Director stated that the fence is required to a solid type fence to comply with City Code requirements.

Commissioner Steve Thompson stated that he felt that there should be no outside storage of materials be allowed on the site, no sale of vehicles and that the building at 716 Court Street be sprinklered if deemed necessary and conditions to that effect should be placed on any approval.

Chairman Bill Craig stated that there is also a condition in the City Code that states that vehicles can only be stored outside awaiting service for 48 hours.

Ms. Thomas stated that they don't store any materials outside of the building and vehicles are moved in to the building within 48 hours.

Chairman Bill Craig then called the question on the request for a Special Use for the establishment of a commercial alignment and autobody shop use at 716 Court Street. Commissioner Steve Thompson stated that he wanted to amend the previous motion to include conditions.

Motion by Steve Thompson, seconded by Daryl Dagit, for the approval of a petition for a Special Use for the establishment of a commercial alignment and autobody shop use at 716 Court Street, subject to the conditions that there be no outdoor storage of materials and no sale of vehicles, and by a unanimous vote, the members of the Pekin Plan Commission recommended approval of the petition for a Special Use for the establishment of a commercial alignment and autobody shop use at 716 Court Street.

Application #2: Continuation of the consideration of a Special Use Petition submitted by Matthew Mackey for the establishment of a tire and auto repair shop at a certain property located at 914 S. 2nd Street, with a Legal Description of SEC 3 T24N R5W Triangular tract of land West of IC RR & East of Second Street including 18'x 351' strip of abandoned RR NE ¼ in Tazewell County, Illinois, with the following P.I.N.#: 04-10-03-213-006.

Open Public Hearing: 5:53 p.m.

Matthew Mackey appeared before the members of the Plan Commission and explained that he had cleaned up the property and removed all the unlicensed cars from the property and had entered into a lease for a building outside of the City to conduct the auto recycling and auto sale aspects of his business that were prohibited at the property at 914 S. 2nd Street. Mr. Mackey further stated that as directed by the members of the Plan Commission at the March 10, 2019 meeting, he is now only conducting auto and tire repair at the property at 914 S. 2nd Street. Mr. Mackey ended by stating that there is storage of his items at the rear of the building and he is no longer making noise that was disturbing the neighborhood.

Close Public Hearing: 5:56 p.m.

Bill Craig, Chairman, entertained a motion for discussion.

Motion by Daryl Dagit, seconded by Amy Wilson, to open discussion.

Commissioner Amy Wilson asked why the Special Use that was granted to Mr. Mackey at the previous location at 702 S. 2nd Street was being brought into the discussion for the Special Use request at 914 S. 2nd Street.

John R. Lebegue, Building Inspections / Development Director stated that the previous location at 702 S. 2nd Street was being brought into the discussion due to the history of Special Use and zoning violations committed by Mr. Mackey while conducting his business at the property at 702 S. 2nd Street. Mr. Lebegue further explained that Mr. Mackey had unlawfully conducted auto salvage and auto recycling activities at the location at 702 S. 2nd Street and continued to conduct the same prohibited activities at the property at 914 S. 2nd Street after moving his business.

Chairman Bill Craig thanked Mr. Mackey for removing the unlicensed, junk vehicles, but stated that there exists a sign on the property advertising a use that is prohibited at the property and the sign needs to be removed from the property.

Commissioner Tim Bonnette then asked about the vehicles and equipment stored in the fenced in area at the rear of the building.

Mr. Mackey stated that the vehicles and equipment at the rear of the building are all owned by him.

Chairman Bill Craig stated that he appreciates Mr. Mackey's efforts in bringing the property at 914 S. 2nd Street into compliance with City Code requirements and called the question on the request for a Special Use for the establishment of a tire and auto repair shop at a certain property located at 914 S. 2nd Street. By a unanimous vote, the members of the Pekin Plan Commission recommended approval of the petition for a Special Use for the establishment of a tire and auto repair shop at a certain property located at 914 S. 2nd Street.

No public input.

Motion made by Steve Thompson, seconded by Tim Bonnette to adjourn. On roll call vote, all present voted Aye. Motion approved. Meeting adjourned at 6:10 p.m.

Respectfully submitted:

John R. Lebegue, Building Inspections / Development Director