

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
April 12, 2017
5:30pm

Present:

Bill Craig, Chair
Steve Thompson
Chris Deverman

Ron Knautz
Daryl Dagit
James Ruth

The regular meeting of the Pekin Planning Commission was called to order and a quorum was declared.

Staff present: John Lebeque, Building Inspections/Development Director, and Attorney Scott Kriegsman.

MOTION by Chris Deverman to approve the April 12th, 2017 Agenda, Seconded by Ron Knautz. On roll call vote, all present voted AYE. Motion approved.

MOTION by Steve Thompson to approve the minutes of March 15, 2017, Seconded by Daryl Dagit. On roll call vote, all present voted AYE. Motion approved.

Council Action Reports:

At the March 27, 2017 regular meeting of the Pekin City Council, the members of the City Council unanimously approved the minutes and findings and recommendations of the March 15, 2017 Pekin Plan Commission meeting. Upon review and consideration, the members of the City Council unanimously approved the following applications for Special Use Authorization:

Application #1: Special Use for Drive-Through for VP Racing Fuel/Pekin Pointe at 900 N. 5th Street

Application #2: Special Use for Open Front Storage for Big R Store at 3315 Court Street

Application #1: Map Amendment for the rezoning of property located on El Camino Drive.

Hearing #1 (04-1909): Map Amendment for the rezoning of property currently zoned RT, Two-Family Residential to RM-3, Multiple Family Residential of certain property located on El Camino Drive and to the west of 1320 Executive Court with a Legal Description of Sec 11 T24N R 5W 50.40 AC Tract in SW ¼ of SE ¼ & SE ¼ SW ¼ 50.4 AC, with the following P.I.N. 10-10-11-400-034.

Hearing #1 (04-1909): Open Public Hearing: 5:35pm

Bill Craig, Chair entertained a motion for discussion.

A representative of Laborer's Home Development Corp., applicant, appeared before the Plan Commission and explained the nature and reason for the rezoning request and responded to questions in regard to the number and design of parking space and access to the proposed, new memory care facility.

Close Public Hearing: 5:38pm

Motion made by Steve Thompson, seconded by Chris Deverman to approve the request for the rezoning of the subject property from RT, Two Family Residential to RM-3, Multiple Family Residential. On roll call vote, all present voted Aye. Motion passed.

Application #2: Special Use for the re-establishment of a church use at 1216 S. 13th Street

Hearing #2 (04-1910): Special Use Petition for the re-establishment of a church use at certain property located at 1216 S. 13th Street currently zoned as B-3, General Business District, with a Legal Description of Sec. 02 T24N R5W Pekin Gardens Addn. Lots 9 & 10 Blk 33 with the following P.I.N. # 04-10-02-409-008.

Hearing #2 (04-1910): Open Public Hearing: 5:41 pm

Bill Craig, Chair entertained a motion for discussion:

Scott Shipp of 1129 Derby St. appeared before the Plan Commission to express concerns that re-establishment of the church use at 1216 S. 13th St. could prevent the commercially zoned property across the street and on Derby St. from being developed by a use that wishes to obtain a liquor license due to its proximity to the church. Mr. Shipp felt that the loss a potential new commercial development would have a very negative on that business district.

Raymond Maquet of 1224 S. 13th St. appeared before the plan Commission and expressed concerns as to the lack of parking for the church use and the noise created by parishioners create when attending night services or activities at the church. Mr. Maquet also expressed concern as to the parking of parishioners on 13th Street, blocking driveways and overly congesting the street with cars.

During consideration of the Special use request, members of the Plan Commission expressed concerns as to the existing, nonconforming gravel parking lot, lack of adequate parking spaces for the church use and the parking of parishioner vehicles on the street.

Close Public Hearing: 5:48 pm

Motion made by Ron Knautz to approve the Special Use Petition for the re-establishment of a church use at 1216 S. 13th Street, seconded by Chris Deverman. On roll call vote, All present voted Nay. Motion failed.

Application #3: Special Use for tire shop / auto repair shop at 702 S. 2nd Street

Hearing #3 (04-1911): Special Use Petition for a tire shop / auto repair use at certain property located at 702 S. 2nd Street currently zoned as I-1, Light Industrial District, with a Legal Description of SEC 3 T24N R5W Lots 15 & 22 (Ex Pt to State) NE ¼ with the following P.I.N. # 04-10-03-211-002.

Hearing #3 (04-1911): Open Public Hearing: 5:56 pm

Bill Craig, Chair entertained a motion for discussion:

Applicant, Matthew Mackey appeared before the Plan Commission and explained the nature of the use he wants to conduct at 702 S. 2nd Street and answered questions from the members of the Plan Commission relative to conduction of the repair use entirely within the building, number and striping of parking spaces and location of trash dumpster. At the end of the discussion, members of the Plan Commission recommended that the following conditions be placed on the proposed tire shop / auto repair shop use:

- 1) All repair work must be performed within the building, with no work performed at exterior of building.
- 2) No outside storage, display or sale of materials.
- 3) Striping of parking spaces located in the parking area.
- 4) If waste dumpster is located at the exterior of the building, the dumpster area must be properly screened from public view.

Close Public Hearing: 5:58 pm

Motion made by Chris Deverman, to approve the Special Use Petition for a tire shop / auto repair shop use at 702 S. 2nd Street, seconded by Daryl Dagit, subject to stated conditions. On roll call vote, All present voted Aye. Motion passed.

No public input

Motion made by Ron Knautz, seconded by James Ruth 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
