

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
March 14, 2018
5:30pm

Present:

Bill Craig, Chair
Steve Thompson
Chris Deverman
Don Hild

Daryl Dagit
James Ruth

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 Daryl Dagit to approve the March 14, 2018 Agenda, Seconded by Chris Deverman. On roll call vote, all present voted AYE. Motion approved.

MOTION by Steve Thompson to approve the minutes of October 11, 2017, Seconded by Don Hild. On roll call vote, all present voted AYE. Motion approved.

Council Action Reports:

At the October 23, 2017 regular meeting of the Pekin City Council, the members of the City Council concurred with the recommendation of the Plan Commission, and by a vote of 6 to 1, denied the petition for Special Use authorization for a home occupation to operate a dog daycare use at 1102 Chestnut Street.

Work session to discuss violations of Special Use Authorization granted to Matthew Mackey to operate a tire shop / auto repair use at 702 S. 2nd Street and a discussion on the suitability of climate controlled storage establishments in the B-3, General Business District.

Chairman Bill Craig opened the discussion and asked if there was anyone here to speak in regard to the issue. Building Inspections / Development Director John Lebegue stated that no one associated with 702 S. 2nd Street was present. Mr. Lebegue then gave a short summary of the activities taking place at 702 S. 2nd Street that were in violation of the Special Use authorization that was granted.

Attorney Scott Kriegsman commented that in regard to the unauthorized sale of vehicles from the property at 702 S. 2nd Street, they would need a license and authorization from the State of Illinois to conduct any auto sales from that property and would also require separate Special Use authorization as well.

Commissioner Jim Ruth stated that he felt that Matthew Mackey should be cited for the violation of the Special Use and the matter being handled through the court process.

Commissioner Daryl Dagit then asked how the Plan Commission would go about undoing the special Use authorization that was granted to 702 S. 2nd Street.

Chairman Bill Craig stated that the Plan Commission can recommend to the City Council that a Special Use be rescinded for failure to comply with the conditions placed on the Special Use and relevant zoning requirements for the use.

Commissioner Steve Thompson stated that the City is at fault in this situation, as there has been a history of no follow through and enforcement of special Use conditions.

Chairman Bill Craig stated that there has also been a history of noncompliance with Special Use conditions by those that were granted a Special Use permit.

Attorney Scott Kriegsman commented that addressing the issue through the court process can be a lengthy process, but fines could be assessed to those in violation of listed conditions and that the City has a hearing officer that is not shy about fining violators.

Commissioner Daryl Dagit suggested that perhaps the City could require those who receive a Special Use permit to submit a bond and if they don't comply with all conditions of the Special Use, the City would pull the bond.

Chairman Bill Craig then stated that all properties that have been issued Special Uses permits should be annually inspected prior to the re-issuance of the Special Use permit.

Commissioner Don Hild stated that inspection of those properties that had been granted a Special Use permit before re-issuing the Special Use permit would help address the problem of unlawful storage of stuff outside the building.

Building Inspections / Development Director John Lebegue stated that he will work on compiling a database of any conditions placed on those properties that were granted a Special Use permit so that he could verify the conditions were being complied with before re-issuing the Special Use permit.

The work session to discuss violations of Special Use conditions and Zoning Code requirements at 702 S. 2nd Street ended with the members of the Plan Commission concurring that activities at 702 S. 2nd Street should continue to be monitored by the City and if conditions and zoning

requirements are not met that the matter be brought back to the Plan Commission to have the Special Use authorization revoked.

In regard to the issue as to the suitability of climate controlled storage establishments in the B-3, General Business District, the members of the Plan Commission concurred that the existing Zoning Code language would allow climate controlled storage as an allowed use in the B-3, General Business District and that no amendments would need to be made.

No public input

Motion made by Chris Deverman, 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
