

**Pekin ZBA 5:00pm
01/18/2021**

5:00pm – Quorum is present. Chairman John Kennedy leads pledge.

Roll Call

John Kennedy: Present

David Huskisson: Present

Michael Thompson: Present

Mary Lanane: Present

Kim Joesting: Present

Chris Lang: Present

Agenda Approval

Motion by Mary Lanane. Second by Chris Lang.

John Kennedy: Yes

David Huskisson: Yes

Michael Thompson: Yes

Mary Lanane: Yes

Kim Joesting: Yes

Chris Lang: Yes

Minutes Approval:

Motion by Kim Joesting. Second by Mary Lanane.

John Kennedy: Yes

David Huskisson: Yes

Michael Thompson: Yes

Mary Lanane: Yes

Kim Joesting: Yes

Chris Lang: Yes

Variance Request Case V-2021-01
(Storage Five Pekin, LLC, and the Goldstein Land Trust and Broadway Village, LLC)

Kim Joesting asked questioned the requestor regarding parking arrangements and observed that there were two parking areas indicated in the site plans.

Matt clarified differences between the provided site plans and the 3D rendered images included in the agenda packet.

Requestor clarified that the second section of parking is designated as handicap accessible parking.

Mary Lanane inquired regarding employee parking, entrance locations and loading/unloading zones and confirmed that the requestor intends to renovate the entire shopping center as opposed to a single section.

David Huskisson requested additional information regarding the improvements on the rear side of the building.

Kim Joesting questioned the requestor's plans in regards to the flow of motor vehicle traffic in consideration of the pre-existing automatic teller machine's flow of traffic.

Public Input

Jim Mangan inquired as to the required number of parking spots that are necessary for the size and occupancy of the proposed business.

Matt Fick responded that Pekin code does not specifically address this question but 55 spaces are generally required based on the provisions indicated in codes in other municipalities.

Jim Mangan voiced that he could not locate a corporation in the State of Illinois' corporate database.

The requestor indicated that the corporation is established in Texas.

Jim Mangan voiced that he was unaware that an existing building would be utilized in the project and questioned whether that inclusion was a new development.

The requestor indicated that the inclusion of the building specified in the site plans was always included in the plan.

Alan White explained that he owns the property located at 1201 Margaret and voiced concerns with the approval for a corporation not yet established in Illinois as well as his concerns of increased traffic. Additionally, he voiced concerns with the existing automatic teller machine's location and the presence of a storage facility near a residential area.

Requestor responded that the use of the property would be largely quiet and monitored.

Alan White voiced disagreement as he did not believe seeing an orange and white building would be less favorable when compared to a vacant lot.

Matt Fick read public input provided to the City via e-mail.

Kim Joesting inquired regarding the requestor's plans for fencing on the property.

Requestor indicated that iron fencing along with a security coded gate would be used and that the property would be kept at a high level of quality including the absence of homeless in the facility.

Alan White inquired about where the closest facility would be located that is managed by the same corporation.

Requestor explained that the corporation does have facilities in Peoria but would need to review to ensure it is an appropriate comparable to the proposed facility.

Matt Fick noted that they do have other examples of facilities submitted by the development firm.

Alan White asked if the facility is gated and if so, for more details regarding access to the automated teller machine.

Requestor indicated that the site plans demonstrate that the automated teller machine would be accessible.

Jim Mangan opined that if the existing building is being utilized, the proposed number of parking spaces do not appear sufficient.

Kim Joesting inquired how the development firm determined the number of spaces for the size of the facility.

The requestor replied that typically only four parking spots are required for storage facilities by codes from most other municipalities. An alternate requestor also noted that there are additional spaces beyond the specific spaces indicated in the plans such as aisle spots.

Alan White described the number of spots and stated that without knowing the number of parking spots inside then the committee cannot assess the number of spots needed on the outside, also pointing out some differences between the conceptual 3D image as well as the site plans.

Matt Fick indicated that the digital model is an early conceptual drawing and does not match the actual site plans before the committee.

Kim Joesting inquired that if the site plans are not complete, can the matter be tabled until they are complete.

Matt Fick replied that it is up to the board whether to table the item.

Katherine Swise confirmed that the site plans are considered final plans despite the 3D conceptual drawing being based on an earlier version.

Alan White inquired how the process works after this meeting if the variance request is approved.

Katherine Swise responded that after the committee recommendation is made, the request is then sent to the City Council for approval.

John Kennedy asked if there is any additional input either from the public or from committee members.

Motion by Mary Lanane, hardship being due to the specific nature of the business associated with the plans being proposed, Second by Michael Thompson.

John Kennedy: Yes

David Huskisson: No

Michael Thompson: Yes

Mary Lanane: Yes

Kim Joesting: Yes

Chris Lang: Yes

Motion Passes.

Variance Request Case V-2021-02
(Christopher Johnson and Todd Marquardt)

Request for Questions

Kim Joesting requested a summary of the request from the applicant.

Requestor provided a summary that he will be establishing a gaming parlor with six machines and a small bar.

Kim Joesting inquired where vehicles would be parking and requested clarification regarding parking on the North side of the building due to the need for emergency vehicle access.

Requestor indicated that vehicles would park on the Elizabeth side of the street and would not impede emergency vehicles.

Public Input

No input was received.

Motion by Chris Lang. Second by Mary Lanane.

John Kennedy: Yes

David Huskisson: Yes

Michael Thompson: Yes

Mary Lanane: Yes

Kim Joesting: Yes

Chris Lang: Yes

Motion Passes.

Motion to Adjourn:

Motion by Mary Lanane. Second by Chris Lang.

John Kennedy: Yes

David Huskisson: Yes

Michael Thompson: Yes

Mary Lanane: Yes

Kim Joesting: Yes

Chris Lang: Yes

Motion Passes.

Adjourned at 6:01pm.