

Pekin Zoning Board of Appeals
111S. Capital Street
City Council Chambers 2nd Floor
January 12, 2022
5:00 PM

Present: Donald Hild, David Huskisson, Chris Lang, Mary Lanane, Kelly Madden, Kim Joesting, James Ruth, Amy Wilson.

The regular meeting of the Pekin Board of Appeals was called to order and a quorum was declared. Staff present: Matt Fick, Community Development Director and Kathie Brown, Economic Development Program Support.

MOTION by Commissioner Madden to approve the January 12, 2022, modified agenda seconded by Commissioner Hild. Motion carried 7-0.

Minutes for the December 9, 2021 meeting were all approved with all members present voting aye.

City Council Action Report – there was no report to council a report will be given following the approval of the December minutes.

Case RZ 2022-01 Public Hearing Opened at 5:03 p.m.

A rezoning request by Jim Fletcher Jr. for property currently zoned B-3, General Business District, to R-4, One Family Residential District, located at 502 Hamilton Street.

The petitioner was not present for the hearing. Matt Fick, Community Development Director, stated the change in zoning was triggered by the possible sale of the property and the buyers inability to get financing due to the Commercial zoning. The general discussion among staff and commissioners was that the request would not have a negative impact on the area. Hearing closed at 5:15 p.m.

Commission members brought forth additional concerns regarding lighting, however current lighting standards require that lighting be shielded and not cascade into the street. Currently lighting compliance should not create issues for individual residential living nearby which currently includes an apartment complex. Generally, commissioners view a change from renter occupancy to owner occupied residential a positive contribution to the neighborhood.

Commissioner Lanane made a motion to approve the request for rezoning to residential, motion seconded by Commissioner Lang. Motion carried 6-1.

Proposed Zoning Code Changes to Create B-4 Commercial Zoning District Hearing Opened at 5:25 p.m.

Ordinance proposing zoning code changes to include the creation of a B-4 Commercial Zoning District as well as the rezoning of several properties to the B-4 Commercial Zoning District.

Businesses in the targeted area have expressed limited concern, primary concerns revolve around a businesses ability to utilize the areas outside of the building. The conversation shifted to consideration for the creation of B-2 zoning, which would accommodate current planning needs. Additionally, it was recommended that a cap be placed on the number of gaming licenses that are granted and that a separation distance be established to eliminate the potential for multiple gaming parlors under one roof.

General recommendation is to revisit this issue with additional data and information around current gaming facilities in the community and understanding of how other communities are placing controls around gaming in their respective communities. Commissioners asked staff to conduct additional research looking at gaming rules, setbacks, parlors, café, etc. utilized by other communities and imposed by the county

Commissioner Thompson made a motion to approve the creation of B-4 Commercial Zoning District, motion seconded by Commissioner Madden. Motion failed 0-8

Next meeting will be February 9, 2022, at 5:00 p.m.

Adjourned 5:45 p.m.

Matt Fick, Secretary

Pekin Planning Commission