

Pekin Zoning Board of Appeals
111S. Capital Street
City Council Chambers 2nd Floor
December 8, 2021
5:00 PM

Present: Bill Craig, Chris Deverman, Daryl Dagit, Donald Hild, David Huskisson, Chris Lang, Mary Lanane, Kelly Madden, Steve Thompson, 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, David Bess, Community Development Block Grant Program Manager, and Kathie Brown, Economic Development Program Support.

MOTION by Commissioner Thompson to approve the, 2021, modified agenda seconded by Commissioner Hild. Motion carried 12-0.

Minutes for November 22 meeting were all approved with all members present voting aye.

City Council Action Report – All recommendations submitted by the Zoning Board of Appeals were approved by City Council in October.

Case RZ 2021-05 Public Hearing Opened at 5:05 p.m.

A rezoning request by Anthony LaHood for properties currently zoned R-1, One-Family Residential District, to P-1 Vehicular Parking District, located at 1704 and 1706 Karo Street, both in Tazewell County, Illinois.

The petitioner was not present for the hearing. Representatives from the neighborhood spoke out and sent comments in advance of the hearing noting their objections to the rezoning request as the additional lighting and traffic along the narrow street were not deemed appropriate additional burdens for this residential neighborhood. Hearing closed at 5:15 p.m.

Commission members brought forth additional concerns regarding the current septic system on the property, fencing placement to the street so as not to hinder sight onto the street but block residential disruption, and the need for lighting to be shielded in some form from the residential neighborhood. While supporting business expansion is a priority for the commission, there does not seem to be appropriate controls that can be put in place to prevent these issues of lighting, noise, and traffic spilling into this residential neighborhood.

Commissioner Thompson made a motion to decline the request for rezoning the property for parking, motion seconded by Commissioner Wilson. Motion carried 12-0.

Proposed Zoning Code Changes to Create B-4 Commercial Zoning District Hearing Opened at 5:29 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 B-4 Commercial.

There are three commercial zoning districts in the city, the primary purpose is to create an investable environment – encouraging similar businesses to locate in close proximity to one another leveraging the strengths and unique needs of each business for positive economic impact. Creating more targeted zoning allows the commission to work on infrastructure in a manner that benefits multiple businesses and allows for intentional design of businesses in a manner that integrates well.

The zoning district would exclude those uses deemed as not compatible with commercial development i.e., adult bookstore, adult entertainment, gaming etc. The area would be intended to compliment hotel, restaurants, and retail currently existing in the district. Multifamily residential developments could occur but would require special use permits. Height restrictions may also be a limitation as R-1 & R-2 zoning allow for one- and two-story properties and R-3 zoning allows up to ten stories. One other unique aspect of this area is the location of a school, which is owned and run by a church. Recommendation was to remove Good Shepard School from the proposed district, to present a clear zoning district for the future.

Commissioner Thompson made a motion to table the creation of B-4 Commercial Zoning District, motion seconded by Commissioner Dagitt. Motion carried 12-0

Next meeting will be January 12, 2022, at 5:00 p.m.

Adjourned 5:45 p.m.

Matt Fick, Secretary
Pekin Planning Commission