

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
December 14, 2016
5:30pm

Present:

Bill Craig, Chair
Steve Thompson
Chris Deverman
Don Hild
James Ruth

Absent:

Ron Knautz
Daryl Dagit
Amy Wilson

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

Staff present: John Lebegue, Building Inspections/Development, Code Enforcement Officer Shana Wade, Katy Shackelford, City Planner, and Attorney Scott Kriegsman.

MOTION by Chris Deverman to approve the December 14th Agenda, Seconded by Steve Thompson to. On roll call vote, All present voted AYE. Motion approved.

MOTION by Chris Deverman to amend the minutes of November 9, 2016 to change page 2, paragraph 2 where he did not make a motion, Ron Knautz made the motion, Seconded by Jim Ruth approve the Pekin Planning Minutes from November 9, 2016. On roll call vote, All present voted AYE. Motion approved.

Council Action Reports:
None presented.

Application #1: Drive Through for Mobil Fuel Station/Mr. Abdullah, Representative

Hearing #1 (12-1905): Special Use Petition for a drive-through of certain property located at 1201 Court Street currently zoned as B-3 (General Business District) with a legal description of Sec 2 T24N R5W East Addition W 151.5 ft. of Lot 13 NE ¼ with the following P.I.N. # 04-10-02-209-010.

Open Public Hearing: 5:33pm

Mr. Abdullah, 1201 Court Street, Pekin, IL was present to discuss his Special Use Petition for the Mobil Fuel gas station at 1201 Court Street. Mr. Abdullah stated the place next door has a drive-through window and this is hurting his tobacco sales. He built a structure out back of his store for a drive-through window without coming down to get City permits.

Bill Craig, Chair entertained a motion for discussion.

Questions arose if the paved alley behind the fuel station is considered a street. Homes have their garages in the back and utilize this alley. Members went by and checked this area out and cannot see where there would be enough room with the current Zoning Code for setbacks. The Zoning Board of Appeals will have their recommendation to the City Council on the January 9th, 2017 City Council Meeting.

Close Public Hearing: 5:35pm

Motion made by Steve Thompson, seconded by Chris Deverman to deny the Special Use Petition for a drive-through located at 1201 Court Street. On roll call vote, Nays; Bill Craig, Chair, Jim Ruth, and Steve Thompson. Ayes; Chris Deverman and Don Hild, Vice Chair. Motion denied.

Application #2: Special Use Home Occupation/Kevin and Susan Coyer, Owners

Hearing #2 (11-1906): Special Use Petition for a home occupation of certain property located at 2001 Tharp Street, Pekin, IL, currently zoned as R-2 (One-Family Residential District) with a Legal Description of Sec 25 T24N R5W Final Plat of Marigold Estates Phase 8 Lot 147 NW ¼ with the following P.I.N. # 04-04-25-109-011.

Open Public Hearing: 5:45pm

Kevin and Susan Coyer, Owners of the property were present to discuss the Special Use Petition. Mr. Coyer has been operating his lawn mowing business out of his home. During the working months the vehicles are parked on the street. On the off months he stores them elsewhere. He stated that they are gone daily from 8am to 4pm during the mowing season.

Citizen Terry Wulity, 2004 Tharp was present. He stated when the Coyers first started the business they had 1 truck and 1 trailer and now they have 2 trucks and 2 trailers and also have their crews park their vehicles on the street and in front of his house. His house is up for sale.

Close Public Hearing: 5:50pm

Bill Craig, Chair entertained a motion for discussion: Bill understands about small business and working out of your home, but feels this does not meet the criteria under our current Code. Question was asked how does this fall under the Home Occupation code in a residential area. What would the difference be if other citizens brought their work vehicles home each night. If we would allow this, there should be restrictions or with conditions. The Pekin Planning Commission will have their recommendation to the City Council on the January 9th, 2017 City Council Meeting.

Motion made by Jim Ruth to deny the Special Use Home Occupation Petition at 2001 Tharp Street, seconded by Steve Thompson. On roll call vote, All present voted Nay. Motion denied.

No public input

Shana introduced John Lebegue, Building Inspections/Development with the City of Pekin.

Motion made by Steve Thompson, seconded by Jim Ruth to adjourn. On roll call vote, All present voted Aye. Motion approved. Meeting adjourned at 6:00pm.

Respectfully submitted:

Paula Gensel, Administrative Assistant