

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
December 12, 2018
5:30pm

Present:

Bill Craig, Chair
Ron Knautz
Amy Wilson
Tim Bonnette

Chris Deverman
Don Hild

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

MOTION by Chris Deverman to approve the December 12, 2018 Agenda, Seconded by Amy Wilson. On roll call vote, all present voted AYE. Motion approved.

MOTION by Amy Wilson to approve the minutes of November 14, 2018 as revised, Seconded by Ron Knautz. On roll call vote, all present voted AYE. Motion approved.

Council Action Reports:

Chairman Bill Craig reported that at the November 26, 2018 regular meeting of the Pekin City Council, the members of the City Council concurred with the recommendation of the Plan Commission and by a unanimous vote approved the petition for Special Use authorization for open front storage of U-Haul rental trucks, trailers and equipment at 2909 Court Street. The Pekin City Council also concurred with the recommendation of the Plan Commission and by a unanimous vote approved the petition for Special Use authorization to construct and operate a solar farm use on a vacant property on Koch Street. Lastly, the members of the City Council concurred with the recommendation of the Plan Commission, and by a vote of 6 to 1 (Councilman Abel voting Nay), denied the Special Use petition to establish a sober living home at 912 Broadway Street.

Application #1: Review and consideration of a petition for Special Use Authorization to establish a commercial metal fabrication use at 716 Court Street.

Hearing #1 (#12-1925): Consideration of a Special Use Petition submitted by Semmco, Inc for a the establishment of a commercial, metal fabrication shop use in the B-3, General Business District at certain property located at 716 Court Street with a Legal Description of SEC 2 T24N R5W Colts Addn. Lot 25 NW ¼ in Tazewell County, Illinois, with the following P.I.N.# 04-10-02-106-003.

Open Public Hearing: 5:35 pm

Bill Craig, Chairman, entertained a motion for discussion.

Motion made by Ron Knautz, seconded by Chris Deverman, to open discussion.

Chairman Bill Craig opened the discussion and asked if there was anyone here to speak in regard to the issue.

The applicant was not present to speak in regard to the application.

Juanita Vanbuskirk, 717 Hillyer Street, appeared before the members of the Plan Commission and asked if an addition was being constructed on the building at 716 Court Street and if the applicant would be allowed to continue storing material at the exterior of the building.

John Lebegue, Building Inspections/Development Director stated that no addition was being constructed on the building at 716 Court Street and that all materials should be stored within the building unless specific authorization was granted to allow the exterior storage of material.

Ms. Vanbuskirk finished by stating that she opposed open storage of material at the exterior of the building.

A representative of Carney Insurance, 706 Court Street, appeared before the members of the Plan Commission and asked what noise level would be generated by the metal fabrication use. The representative of Carney Insurance further stated that they would like all materials to be stored within the building and not be visible to the public.

John Neumann, 709 Washington St. appeared before the members of the Plan Commission and stated that he owned a nearby property at 720 Court St. in a trust and was appearing to state that he had no problem with the use, and asked why it took the City so long to bring this case before the Plan Commission. Mr. Neumann stated that he had concerns as to the appearance of the property if materials were to be stored outside and felt that a screening fence should be installed to screen public view of the property. Mr. Neumann further stated the owner of the property has done a great job in fixing up and remodeling the exterior of the building and opaque fencing should be installed to enclose and screen public view of the exterior of the property. Mr. Neumann finished by stating that the fence should be from 6 to 8 feet in height and not be chain link with lattice.

Close Public Hearing: 5:49 p.m.

Commissioner Don Hild asked when the City became aware of the metal fabrication use that is being conducted at the property at 716 Court St.

John Lebegue, Building Inspections/Development Director explained that the Building Inspections Department discovered the use taking place at 716 Court Street in October 2018 and met with Rick Williams of Semmco, Inc. and explained that Special Use authorization was required to conduct a use of the metal fabrication nature and that a Special Use application must

be submitted to the City. Upon being requested to submit a Special Use application, Mr. Williams submitted the required application on November 21, 2018. Given that there were already 4 cases on the docket for the November 14, 2018 Plan Commission meeting, consideration of the Special Use for the metal fabrication shop use at 716 Court Street was placed on the December 12, 2018 agenda of the Plan Commission.

Commissioner Amy Wilson stated that she also was concerned about the noise level that could be generated by the metal fabrication use and felt that it was important and necessary for the applicant to appear before the Plan Commission to address concerns and answer questions.

Commissioner Don Hild asked the representative of Carney Insurance about the noise level being created by the metal fabrication shop use at 716 Court Street.

The representative of Carney Insurance stated that there was some noise being generated, but that the noise was not constant.

Commissioner Ron Knautz stated that he was in favor of the proposed metal fabrication shop use but that the exterior of the property must be screened to prevent public view of the property.

Commissioner Chris Deverman asked how customers of Carney Insurance accessed the property at 706 Court Street.

The representative of Carney insurance answered by stating that the property at 706 Court Street had their own driveway along the east side of the insurance building that is used to access the parking area at the rear of the building.

Commissioner Amy Wilson then asked if it would be an issue for the insurance company if a fence were to be installed along the west side property line to screen public view of the exterior of the property at 716 Court Street.

The representative of Carney Insurance stated that they would still be able to use their driveway to access the rear of the property if a fence were installed along the west side property line of 716 Court Street.

Commissioner Ron Knautz moved to table consideration of the Special Use request to establish a metal fabrication shop use at 716 Court Street to January 9, 2019, so that the applicant can appear before the Plan Commission, seconded by Commissioner Tim Bonnette. On a roll call vote, all present voted Aye. Motion passed.

No public input.

Motion made by Ron Knautz, seconded by Tim Bonnette to adjourn. On roll call vote, all present voted Aye. Motion approved. Meeting adjourned at 6:03 pm.

Respectfully submitted:

John R. Lebegue, Building Inspections / Development Director