

Pekin Zoning Board of Appeals
111S. Capital Street
City Council Chambers 2nd Floor
November 22, 2021
4:30 PM

Present: Bill Craig, Chris Deverman, Daryl Dagit, Donald Hild, David Huskisson, Chris Lang, Mary Lanane, Kelly Madden, Steve Thompson, Kim Joesting, James Ruth.

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 November 22, 2021, agenda seconded by Commissioner Hild. Motion carried 11-0.

Minutes for the November 9, 2021 meeting were approved to include a revision requested by Commissioner Deverman affirming his absence from the subject meeting with all members present voting aye.

City Council Action Report – All recommendations submitted by the Zoning Board of Appeals from the November 8, 2021 meeting were approved by the City Council.

Case SU 2021-13 Public Hearing Opened at 4:35 p.m.

A special use request by Allison Dries for the establishment of an adult-use cannabis infuser organization in an I-1 Light Industrial District at 845 Brenkman Drive.

Petitioner Allison Dries was one of thirty-two successful applications meeting cannabis licensing requires for the State of Illinois. The applicant lives in Bartonville but has selected a property with adequate square footage to accommodate her business model – incorporating distilled cannabis oil into shelf stable products for distribution to licensed cannabis outlet sites throughout the region and state. The property will adhere to all product and security requirements issued by the State of Illinois and Illinois Department of Agriculture who oversees cannabis production and distribution. Security plan will be approved by the Illinois State Police. Applicant anticipates a February close on the property, followed by a 6–9-month update and remodel of the building to accommodate production. Remodel includes asbestos testing and installation of a sprinkler system.

The business will begin with first shift operations only, with a potential to add a second shift with increased production demands. Initial employment will include full time manager (\$70,000 - \$75,000 salary range) and 5-10 FTEs at \$16-\$19 hour. Anticipates reaching a level of 20-25 employees.

Commissioner Madden made a motion to approve the request for a special use permit, motion seconded by Commissioner Hild. Motion carried 11-0.

Case SU 2021-14 Public Hearing Opened at 4:44 p.m.

A special use request by Panda Restaurant Group for a drive-through establishment in a B-3 General Commercial District at 2015 Court Street.

Roland Solinski, Designer Planner with New Ground International presented the site plan for the proposed 2-lane drive through for new restaurant Panda Express. The design mirrors the approach taken for the recently developed Panda Express in East Peoria. The drive through lanes will allow for stacking of four cars in each lane before merging into single lane for pick up. This approach has been successful in efficiently moving traffic off streets and through the pickup lanes. The company plans for greatest drive through capacity at each of their sites. The site plan also illustrated the use of landscaping as a screening and buffer around the drive through lanes adding a good deal of curb appeal to the *true warm and welcome* design. This corporate design with landscape buffer supports integration of the building to the area. Consideration for 7–8-foot setbacks, access from multiple directions, and utilities have also been accomplished through the site plan.

Hours of operation will be 10:30 a.m. – 9:00 p.m. and they anticipate fifteen employees with 3-5 part-time employees per shift with a full-time manager. Groundbreaking anticipated in April 2022 with a 6–7-month window to be fully operational. They anticipate no environmental concerns with the property.

Councilmember Nutter inquired as to how the entrances and exits on both Court Street and Parkway Drive were configured and whether there would be traffic flow concerns with access on Court Street. The petitioner explained the plan includes entrances and exits on both Court Street and Parkway Drive, with Matt Fick opining that City Engineer Josie Esker has reviewed the site plans and did not object to the proposed plans in regards to traffic flow. Commission discussion compared this design and approach as most favorable as moving traffic into the facility and service in a most efficient way. Only concern or consideration expressed was integration of this site work with future Court Street improvements.

Commissioner Thompson mad a motion to approve the request for a special use permit, motion seconded by Commissioner Dagit. Motion carried 11-0

Discussion regarding issues with the traffic flow associated the Dunkin' Doughnuts drive-through. During this discussion, the commission noted that while the Dunkin' Doughnuts has caused some concerns with traffic flow, the proposed Panda Restaurant will have a larger stack for cars waiting in line. The commission also discussed the availability of infrastructure grant funds for the City with the recent passage of infrastructure-related funding legislation.

Next meeting will be December 8, at 5:00 p.m. to accommodate council meeting which follows and there are two cases which will appear before the commission.

Adjourned 5:05 p.m.

Matt Fick, Secretary

Pekin Planning Commission