

**VILLAGE OF NORTH PEKIN  
318 NORTH MAIN ST.  
NORTH PEKIN, ILLINOIS, 61554  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, APRIL 13, 2010**

A scheduled meeting of the North Pekin Planning and Zoning Commission was called to order by Mike Johnson at 7:00 PM Tuesday, April 13, 2010 at the North Pekin Village Hall. There was an agenda for this meeting.

Present: Mike Johnson, Bill Gordon, Shawn Landrith, Bill Martin, Dick Moon, Sharon Rast, and Ken Simmons.  
Absent: No one.

Also present: Special Use permit petitioners Diane Daniels (T&D Windshield Repair), Joe and Michelle Daniels (M&J Windshield Repair), Kathe Curless, Randy and Derrek Johnson (Performance Associates and Coachwork)

Residents: William Faichney, Frank Shanklin, Garlen Jungers, Dusty and Beth Satterlee

Minutes of the March 9, 2010 meeting of this Commission were approved as written.

**HEARING FOR SPECIAL USE PERMITS:**

On the agenda for this meeting were five separate requests for Special Use permits. The minutes from those hearings are presented in separate documents which include this Commission's, recommendations to the North Pekin Village Board.

**REPORT FROM VILLAGE ZONING ENFORCEMENT OFFICER:**

*Permits issued since last report:*

- #1263: Bill Martin, 7 River Dr., demolition of old concrete driveway.
- #1264: Bill Martin, 7 River Dr., construction of new concrete driveway.
- #1265: Joe Weise, 114 Oliver Dr., new detached garage.
- #1266: Jeff and Karen Starr, 216 N. Columbus, additional driveway at residence.
- #1267: Pete Holden, 363 Highway Blvd., new driveway.

Mike reported that the new Village Zoning Map is in Patrick Meyers' possession. Pat will be working on preparing overlays and will soon be coming to the Village Board with this map.

Mike also noted that this Commission will be holding hearings on three properties for which rezoning is needed, not by the property owners, but as a way for the Village to correct some awkward zoning situations that have been allowed to develop over time. Because the rezoning is requested by the Village, and there seems to be no hesitation from the residents involved, the usual hearing fee will not be charged for these hearings.

**OLD BUSINESS:**

An item on the agenda to discuss proposals for ordinances dealing with B1 and B2 Business Districts was tabled due to the time spent in other discussions at this meeting. These topics will, however, be discussed at future Commission meetings.

## NEW BUSINESS:

### Audience Comments:

Frank Shanklin, a Village Trustee, noted that the Board has requested this Commission to propose changes to the Village's ordinance regulating Special Use Permits, and that some comments at this meeting highlight the need for diligence on this issue.

Bill Faichney asked why Bill Martin was required to obtain a permit to demolish a driveway and then another to construct a new one over the old location. After some discussion Mike agreed that he had mistakenly charged Mr. Martin for the second permit, and that a refund would be made to Mr. Martin.

Ken Simmons, reported that he had been made aware that a residence on Morgan St. was causing problems with neighbors over a fence and screened porch. Mike agreed to take a look to see if the complaints were valid.

Kathe Curless asked Mike if some concrete work she knew about had the necessary permit for the work ongoing. Mike took the address and agreed to check on the project Ms. Curless referred to.

Mr. and Mrs. Satterlee wanted to discuss whether they needed a Special Use Permit to operate their business of repairing and resurfacing bathtub and porcelain fixtures. Mike has implied to them that a permit is necessary, but they believe their situation is unique and doubt they need one. During a prolonged discussion with the Satterlee's stressing their individual need for great privacy, and gave ready replies to all questions posed by Commission members. A Voice Vote was taken of Commission members on the matter. All six Commission members indicated they believe the Satterlees do not need a Special Use Permit **at this time**, but that they should come to the Village Board meeting on April 26 and explain their situation. The Village Board will make the final decision on the Satterlee issue. Mike indicated that because of their need for privacy it **may be possible** to hold a closed door session with the Village Board.

The next meeting of this Commission will be at 7:00 PM, Tuesday, May 11, 2010. A motion was made and approved to adjourn this meeting at 8:57 PM.

Respectfully submitted,

Richard Moon, Secretary

Mike Johnson - Village Zoning Officer OK

Bill Gordon OK

Shawn Landrith OK

Bill Martin \_\_\_\_\_

Richard Moon OK

Sharon Rast OK

Ken Simmons OK

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TUESDAY, APRIL 13, 2010**

A hearing was held by the North Pekin Planning and Zoning Commission on Tuesday, April 13, 2010, prior to a regular monthly meeting of the Commission at the North Pekin Village Hall.

**Purpose of hearing:** To act on a special use request by Ted and Diane Daniels, 205 John St., North Pekin, Il., owner of T&D Windshield Repair.

**Present:** Mike Johnson, Bill Gordon, Shawn Landrith, Bill Martin, Dick Moon, Sharon Rast, and Ken Simmons. Commission members.

Ted and Diane Daniels, petitioners, were also present, as were neighbors of the Daniels, Mr. and Mrs. Don Rohrer.

**Special Use requested:** Mr. Daniels is requesting a Special Use Permit to operate T&D Windshield Repair from his home. Mr. Daniels has been operating T&D Windshield Repair from the above address for some time without a required Special Use Permit and was recently advised that he needed one. He stated that he desires to abide by Village regulations and believes his business has caused no problems for nearby neighbors or the Village in general. He further stated that for the most part the only outward sign that he has a business at all is when his van is at his home and when deliveries are made to his home. He does "almost no" automotive glass repair at his residence.

Neighbors of the Daniels reported that the business has not caused any problems for the neighborhood as far as they know.

**Action taken:** Bill Gordon made a motion, seconded by Sharon Rast, to recommend to the Village Board that a Special Use permit be granted to T&D Windshield Repair as requested. The motion was adopted 6-0.

**Recommendation:** This Commission recommends that the Village Board grant a Special Use Permit to Ted and Diane Daniels (T&D Windshield Repair) at 205 John St.

Respectively submitted,

Richard Moon, Secretary

Mike Johnson - Village Zoning Officer OK  
Bill Gordon OK  
Shawn Landrith OK  
Bill Martin \_\_\_\_\_  
Richard Moon OK  
Sharon Rast OK  
Ken Simmons OK

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A hearing was held by the North Pekin Planning and Zoning Commission on Tuesday, April 13, 2010, prior to a regular monthly meeting of the Commission at the North Pekin Village Hall.

**Purpose of hearing:** To act on a special use request by Joe and Michelle Daniels, 111 Oliver St. North Pekin, Il., operating as M&J Windshield Repair

**Present:** Mike Johnson, Bill Gordon, Shawn Landrith, Bill Martin, Dick Moon, Sharon Rast, and Ken Simmons, Commission members.

Joe and Michelle, petitioners, were also present.

**Special Use requested:** The Daniels are requesting a Special Use Permit to operate a “mobile, home based Automotive Glass repair business” from their home. The Daniels have been in operation at this address for about one year and recently learned they needed a Special Use permit to continue. It was stated that “99%” of their work is done away from home. There were no comments from the audience about this request.

**Action taken:** Bill Gordon made a motion, seconded by Sharon Rast, to recommend to the Village Board that a Special Use permit be granted to Mr. and Mrs. Daniels as requested. The motion was adopted 6-0.

**Recommendation:** This Commission recommends that the Village Board grant a Special Use Permit to Joe and Michelle Daniels (M&J Windshield Repair), 111 Oliver St. as requested.

Respectively submitted,

Richard Moon, Secretary

Mike Johnson - Village Zoning Officer OK  
Bill Gordon OK  
Shawn Landrith OK  
Bill Martin \_\_\_\_\_  
Richard Moon OK  
Sharon Rast OK  
Ken Simmons OK

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A hearing was held by the North Pekin Planning and Zoning Commission on Tuesday, April 13, 2010, prior to a regular monthly meeting of the Commission at the North Pekin Village Hall.

**Purpose of hearing:** To act on a special use request by Kathe Curless, 9 Tosha Ct., North Pekin, Il.

**Present:** Mike Johnson, Bill Gordon, Shawn Landrith, Bill Martin, Dick Moon, Sharon Rast, and Ken Simmons, Commission members.

Kathe Curless, petitioner.

**Special Use requested:** Kathe Curless is requesting a Special Use permit in order to manage her business as an Avon Cosmetics representative from her home. She stated that the only extra traffic her business generates is the delivery of her supplies, usually every two weeks. Ms. Curless has been an Avon Representative at this address for about two years. She now wishes to come into compliance with Village regulations. There were no comments from the audience on this request.

**Action taken:** Bill Gordon made a motion, seconded by Bill Martin, to recommend to the Village Board that a Special Use permit be granted to Ms. Curless as requested. The motion was adopted 6-0.

**Recommendation:** This Commission recommends that the Village Board grant a Special Use Permit to Ms. Curless at 9 Tosha Ct. as requested.

Respectively submitted,

Richard Moon, Secretary

Mike Johnson - Village Zoning Officer OK  
Bill Gordon OK  
Shawn Landrith OK  
Bill Martin \_\_\_\_\_  
Richard Moon OK  
Sharon Rast OK  
Ken Simmons OK

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A hearing was held by the North Pekin Planning and Zoning Commission on Tuesday, April 13, 2010, prior to a regular monthly meeting of the Commission at the North Pekin Village Hall.

**Purpose of hearing:** To act on a Special Use request by William Beaty, 112 S. Main St., North Pekin, Il.

**Present:** Mike Johnson, Bill Gordon, Shawn Landrith, Bill Martin, Dick Moon, Sharon Rast, and Ken Simmons, Commission members.

William Beaty, petitioner, was not present.

**Special Use requested:** Mr. Beaty is requesting a Special Use permit to manage a business from his home, providing service to banks and credit unions. Mike Johnson, who has spoken with Mr. Beaty, related that no customers come to the Beaty residence: all their business ID performed by phone and a fax machine. Mr. Beaty has an Illinois Department of Revenue Tax ID. There were no statements from the audience regarding this request.

**Action taken:** Bill Gordon made a motion, seconded by Shawn Landrith, to recommend to the Village Board that a Special Use permit be granted to Mr. Beaty as requested. The motion was adopted 6-0.

**Recommendation:** This Commission recommends that the Village Board grant a Special Use Permit to William Beaty, 112 S. Main St., as requested.

Respectively submitted,

Richard Moon, Secretary

Mike Johnson - Village Zoning Officer OK  
Bill Gordon OK  
Shawn Landrith OK  
Bill Martin \_\_\_\_\_  
Richard Moon OK  
Sharon Rast OK  
Ken Simmons OK

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A hearing was held by the North Pekin Planning and Zoning Commission on Tuesday, April 13, 2010, prior to a regular monthly meeting of the Commission at the North Pekin Village Hall.

**Purpose of hearing:** To act on a special use request by Randy Johnson, 110 S. McArthur Dr., North Pekin, Il., DBA Performance Associates Coachworks.

**Present:** Mike Johnson, Bill Gordon, Shawn Landrith, Bill Martin, Dick Moon, Sharon Rast, and Ken Simmons, Commission members.

Randy Johnson, petitioner, and Derrek Johnson, his son.

**Special Use requested:** Mr. Johnson is requesting a Special Use permit to operate a business on his property, at which he restores antique and collector automobiles, and occasionally makes custom automobiles and specialty automotive parts. Mr. Johnson has operated this business for four years at this location and was recently advised he needed a Special Use permit to continue. He has an Illinois Tax ID. Audience member, Mr. Jungers, noted that as a neighbor, he has never been bothered by noise or odors caused by the automotive work being done at the Johnsons'. There were no other comments. Mr. Johnson was advised that due to the flammable nature of automotive paints, the North Pekin Fire Department should be advised of how much paint he usually has on hand and where it is located on the premises. Also, the Fire Department should be given an easy way to gain entry to the work area in case of an emergency. Mr. Johnson agreed these suggestions were valid.

**Action taken:** Bill Gordon made a motion, seconded by Dick Moon to recommend to the Village Board that a Special Use permit be granted to Mr. Johnson as requested. The motion was adopted 6-0.

**Recommendation:** This Commission recommends the Village Board grant a Special Use Permit to Mr. Randy Johnson, (Performance Associates Coachwork), 110 S. McArthur Dr. as requested.

Respectively submitted,

Richard Moon, Secretary

Mike Johnson - Village Zoning Officer OK  
Bill Gordon OK  
Shawn Landrith OK  
Bill Martin \_\_\_\_\_  
Richard Moon OK  
Sharon Rast OK  
Ken Simmons OK