

Planning and Zoning Commission Minutes

VILLAGE OF NORTH PEKIN
318 NORTH MAIN ST.
NORTH PEKIN, ILLINOIS, 61554
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 13, 2011

A scheduled meeting of the North Pekin Planning and Zoning Commission was called to order by Bill Gordon at 7:00 PM Tuesday, December 13, 2011 at the North Pekin Village Hall. There was an agenda for this meeting.

Present: Bryan Ahten, Phil Durham, Bill Gordon, Mike Johnson, Bill Martin, Dick Moon, and Sharon Rast.

Absent: None

Also present: Bill Anderson, Village Attorney
Steve Flowers, Village President
Ken Simmons, resident
Shirley Garrison, resident
Dale Sandrock, land owner

The agenda for this meeting was approved 6-0 by roll call vote.
Minutes of the November 8, 2011 meeting of this Commission were approved as written 6-0 by roll call vote.

Mr. Dale Sandrock was given the floor to describe his desire to sell part of a parcel of land containing buildings that he currently owns in the Village. He distributed drawings showing the parcel(s) in question. What he wanted to know was whether he would be required to ask for a public hearing to subdivide the parcel before selling it. He would retain ownership of some of the parcel. After discussion he was advised that he will need to ask for a hearing. Mike Johnson will help Mr. Sandrock expedite the paperwork so a hearing may be held at the January, 2012 meeting of this Commission.

HOUSEKEEPING: None

REPORT FROM VILLAGE ZONING ENFORCEMENT OFFICER:

Permits issued since last report: None

Mike Johnson noted that next month (January 2012) there will be a hearing on a petition to subdivide a parcel and rezone only a portion of it. Mike has spoken with the individual who will bring this petition.

OLD BUSINESS:

B-1, B-2, I-1, and I-2 Revisions Review:

The Commission was expecting to review the revisions to these regulations; however, Attorney Anderson did not have them for this meeting. These reviews will be on the January 2012 agenda of this Commission.

Title 2, Chapter 5 revision review:

Proposed revisions to this regulation were available in ordinance form. It is titled "Planning Commission" and describes this Commission's makeup and duties. Sharon Rast made a motion, second by Phil Durham, that we pass this revision to the Village Board, recommending that the Board adopt the new wording. The

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motion passed on a 6-0 roll call vote.

Title 10, Chapter 2, Section 10 revision review:

This revision, which adds a "penalties" section to the General Regulations for Village Zoning Districts, was available in ordinance form. Sharon Rast made a motion, second by Phil Durham, that we pass this version to the Village Board, recommending that the Board adopt the new wording. The motion passed on a 6-0 roll call vote.

Title 10, Chapter 10, Section 2 revision:

The revision of this regulation, stipulating the type of signs that will be allowed at Special Use Permit locations, was discussed in draft form at the November 8, meeting of this Commission, and adopted by a roll call vote at that time. At tonight's meeting Attorney Anderson had the proposed changes in ordinance form. No action was necessary this month except to again agree that the wording was correct.

Review of form for Business Permit Request:

Sharon Rast presented her latest version of this proposed form. There were several suggestions for more changes to it. Sharon will have another proposal available for discussion at the January, 2012 meeting of this Commission.

Discussion of Title 8, Chapter 9:

No one on the Commission was prepared to discuss this Title, which stipulates how signs (in general) are regulated within the Village. This promises to be a long-discussion item, and will be on the January, 2012 agenda of this Commission.

NEW BUSINESS:

R2 Residential District zoning review:

This topic led to a long discussion due to confusing wording found in R1 (Single Family Dwelling District) and R2 (Single Family Large Home Dwelling District) regulations. At issue was whether basements (whether finished or not) should be included in calculating the square footage of a house in these districts. R2 wording specifically mentions basements and makes an allowance for them in the house's overall size; R1 does not. Some Commission members and residents engaging in this discussion felt basement space should be included in calculating total square footage; others did not. In the end it was decided that this topic will be ongoing and will appear on a future agenda of this Commission as "Residential Zones/Districts Discussion". At that time we will study Title 10 wording for all Village residential districts.

AUDIENCE PARTICIPATION:

There was no audience participation at this point primarily because the audience was heavily involved in discussions as the meeting progressed.

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The next meeting of this Commission will be at 7:00 PM, January 10, 2012.

The meeting was adjourned at 8:48 PM by voice vote.

Respectfully submitted,

Richard Moon, Secretary

Bryan Ahten _____

Phil Durham _____

Bill Gordon _____

Mike Johnson _____

Bill Martin _____

Richard Moon _____

Sharon Rast _____

Planning and Zoning Commission Chairman

Village Zoning Officer