

Planning and Zoning Commission Minutes
VILLAGE OF NORTH PEKIN
318 NORTH MAIN ST.
NORTH PEKIN, ILLINOIS, 61554
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 14, 2011

A scheduled meeting of the North Pekin Planning and Zoning Commission was called to order by Bill Gordon at 7:02 PM Tuesday, June 14, 2011 at the North Pekin Village Hall. There was an agenda for this meeting.

Present: Bill Gordon, Mike Johnson, Bill Martin, Dick Moon, Sharon Rast, and Ken Simmons.

Absent: None

Also present: North Pekin residents Shirley Garrison and Barbara Kaiser.
Village President Steve Flowers.

NORMAL BUSINESS:

Approved tonight's agenda 5-0 by roll call as written.

Minutes of the May 10, 2011 Commission meeting were approved 5-0 by roll call as written.

PUBLIC HEARINGS: Due to the withdrawal of his petition for a Variance by Mr, Bill Martin, the Continuance of the hearing that was started at the May meeting of this Commission is no longer necessary. A motion to this effect was made by Dick Moon, second by Sharon Rast, and passed by a 4-0 roll call vote, with Mr. Martin abstaining. No recommendation will be made to the Village Board in this matter

HOUSEKEEPING ITEMS:

Bill Gordon presented a revised name and address list of Commission members, asking for corrections if needed. Minor corrections were noted and will be made to the list.

REPORT FROM VILLAGE ZONING ENFORCEMENT OFFICER:

Mike Johnson reported the following permits were issued since the last report:

#1326: Tina Kingsley & George Pence, 408 Allen, roof over concrete slab.

#1327: Curtis & Feyza Clendenin, 376 Forrest Dr., Two new concrete driveways.

Mike Johnson reported that he was approached by a resident about a permit for two new concrete driveways, wondering whether he needed two permits. Mike was not sure. Discussion by Commission members resulted in agreement that one permit is all that would be necessary if the driveways were to be constructed as part of the same project. Mike will so advise the resident. The one necessary permit has already been issued, as noted above.

OLD BUSINESS:

The Commission started discussion about proposals for revision of Village ordinances regulating Business-1 (B-1) and Business-2 (B-2) zones. The proposals to be discussed were created by the Village Attorney and were largely based on input from this Commission. Resident Shirley Garrison requested, and was granted, permission to join the discussion. A long and varied session followed, with many questions and suggestions being made, but no clear solutions that were agreeable to everyone. The

Planning and Zoning Commission Minutes

primary points of discussion centered on how to regulate the types of businesses to be allowed in B-1 and B-2 zones, and how the Village should clearly disallow residency in the wording of the proposed B-1 ordinance.

Finally it was agreed that each Commission member should do some individual investigation to determine how other municipalities in this general area have written their ordinances and be prepared to start discussion of the B-1 and B-2 issue again at the July meeting of the Commission.

NEW BUSINESS: None

AUDIENCE PARTICIPATION:

Ms. Garrison's input to the zoning discussion was noted by Commission members as appreciated and helpful. Ms. Kaiser noted that she appreciates, as should Village residents, the effort that goes into keeping the Village operating successfully by groups such as this Commission.

CLOSING:

The next regularly scheduled meeting of this Commission will be Tuesday, July 12, 2011. Adjournment of this meeting was at 8:15 PM.

Respectfully submitted,

Richard Moon, Secretary

Bill Gordon	_____	Planning and Zoning Chairman
Mike Johnson	_____	Zoning Officer
Bill Martin	_____	
Richard Moon	_____	
Sharon Rast	_____	
Ken Simmons	_____	