VILLAGE OF NORTH PEKIN
318 NORTH MAIN ST.
NORTH PEKIN, ILLINOIS, 61554
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 9, 2010

A scheduled meeting of the North Pekin Planning and Zoning Commission was called to order by Mike Johnson at 7:00 PM Tuesday, March 9, 2010 at the North Pekin Village Hall. There was an agenda for this meeting.

Present: Mike Johnson, Bill Gordon, Shawn Landrith, Dick Moon, Sharon Rast, and Ken Simmons.
Absent: Bill Martin.
Also present: Special Use permit petitioners Ted and Diane Daniels, residents Mr. and Mrs. Don Rohrer and Debbie Landrith.

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

Hearings for Special Use Permit:

A request for a Special Use Permit has been made by T & D Windshield Repair, Ted Daniels, owner. Mike Johnson stated that due to an error in the original Public Notice of this request, the notice has been re-issued, but too late to be effective on this date. The Village Attorney has advised that the Commission may take statements from the petitioners and/or the public tonight, but that the actual hearing on the request must be held at the next scheduled Commission meeting on April 13, 2010. Complete minutes and a recommendation to the Village Board will be issued following the April 13 meeting.

Report From Village Zoning Enforcement Officer:

Permits issued since last report:
#1258: Dan Stevens, 224 Lee St., room addition.
#1259: Gary Kinney, 128 Walnut, new attached garage.
#1260: Andy Horman, 110 Sunset, renewal of expired permit.
#1261: Jerry and Kathy Miller, 211 Lincoln Blvd., detached garage.
#1262: Daniel Rickard, 137 Nimitz, renewal of previously expired permits.

There was a discussion about how the Village issues and enforces regulations concerning building permits. At issue in this discussion was the Village's re-issue of a building permit at no cost to a resident who previously had two permits expire without adequate progress being made on his project. How did this happen?

There was also a brief discussion about what constitutes a need for a Special Use Permit for home-run businesses.

Old Business:
Commission members discussed the proposed re-writes of Title 10, Chapter 7 and Title 10, Chapter 7A, titled B1 - Business and Commercial Districts and B2 - Business and Residential Districts, respectively. There were quite a lot of differing opinions offered as to how the issue of these two Chapters and the need to modify them should be handled. In the end it was agreed that existing versions of these chapters of Title 10 do not need to be completely replaced by new wording; instead the existing chapters should be updated to include the most desirable parts of the proposals we have. With that in mind, Commission members were asked to study how to best amend current Title 10-7 and 10-7A, and be prepared to discuss this issue again at the Planning and Zoning Meeting of April 13, 2010.

Mike displayed the latest version of the proposed Village Zoning Map. Commission members critiqued this version, especially in view of the recent agreement between North Pekin and Pekin over disputed property along the Route 98 corridor. After considerable discussion about which properties show on the map as being in North Pekin but are now in the City of Pekin, and about whether North Pekin residents should be "grandfathered in" to current B-1 zoning districts. the general consensus was to request a re-zoning from B-1 to B-2 for one parcel of land along Route 98. Mike will meet with Pat Meyer and again have the zoning map re-made before presenting it to the North Pekin Village Board.

New Business:
Mike noted that at the next North Pekin Village Board meeting of March 22, he will be making a Planning and Zoning Report. Based on the discussions this Commission has just completed, he would ask that Commission members attend the March 22nd Board meeting and voice their opinions about how Village business is being handled. Mike will ask that time be set aside at the Board meeting to allow Commission members to speak.

Audience Comments:
Debbie Landrith, who is currently the North Pekin Village Clerk, said she agreed with some of the Commission members' comments, but that if no one comes to Board meetings and speaks out, the Board members will never know what residents are thinking. Generally, Board members will react favorably to residents' comments and ideas, she said.

The next meeting of this Commission will be at 7:00 PM, Tuesday, April 13, 2010. A motion was made and approved to adjourn this meeting at 9:13 PM.

Respectfully submitted,

Richard Moon, Secretary

Mike Johnson __OK____ Village Zoning Officer

Bill Gordon __OK____

Shawn Landrith _____

Bill Martin _absent_____

Richard Moon _OK__

Sharon Rast __OK____

Ken Simmons __OK___