

VILLAGE OF NORTH PEKIN
318 NORTH MAIN ST.
NORTH PEKIN, ILLINOIS, 61554
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 11, 2010

A scheduled meeting of the North Pekin Planning and Zoning Commission was called to order by Mike Johnson at 7:00 PM Tuesday, May 11, 2010 at the North Pekin Village Hall. There was an agenda for this meeting.

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

Absent: Shawn Landrith

Also present: Steve Flowers, Village President
William Anderson, Village Attorney

Minutes of the April 13, 2010 meeting of this Commission were approved as written.

HEARING : None

REPORT FROM VILLAGE ZONING ENFORCEMENT OFFICER:

Permits issued since last report:

#1268: Jason Boswell, 215 Lincoln Blvd., concrete patio.

#1269: Jeffrey J. Lyons, 114 N. Main St., detached garage.

#1270: Harold Simmons, 37 Park Dr., roof addition to house and garage.

#1271: Shawn Tisdale, 121 S. McArthur, blacktop driveway.

#1272: Mike and Leanne Sammis, 925 Edgewater dr., new house.

#1273: James H. Pendergrass, 106 S. Main St., demolish rear of garage.

#1274: James H. Pendergrass, 106 S. Main St., add to garage; new roof.

Mike announced he has been approached by someone interested in purchasing the old Twin Lakes bathing beach property, with the North Lake. The stated intent was to construct a "building complex" on the site. He was interested in the zoning of the site, etc. Mike is waiting for further developments on this.

Mike and Attorney Bill Anderson reported that resident Bill Jackson has objected to the Village's request that he obtain a Special Use permit to operate a landscaping business from his home. It is now up to the Village Board for resolution after an Executive Session was held on the matter.

OLD BUSINESS: On the topic of changes to Village ordinances for B1 (Business-1) and B2 (Business-2) zoning districts, it appeared that proposed rewrites to Title 10, Chapters 7 and 8 were ready to be presented to the Village Board. Dick Moon questioned whether that was really the case, since this Commission has not, in his opinion, studied the proposed changes in any detail. Commission members seemed to agree with Moon's recollection on this matter. Steve Flowers stated he is willing for this Commission to study the proposals, but that he feels considerable time has already elapsed since this issue was raised, and that he would like more urgency from the Commission. It was suggested that copies of the proposed Chapter 7 and 8 be given to Commission members immediately, which was done. Bill Gordon moved, second by Ken Simmons, that a special Meeting of this Commission be held on Tuesday, May 18 to discuss only the B1 and B2 issue. The motion was adopted 5-0. Commission members hope the Special Meeting, will bring accord on how these two new chapters of Title 10 should be structured.

NEW BUSINESS: Mike distributed copies of the Pekin ordinance regulating "Home Occupations" and asked the Commission members to study the handouts and be ready to discuss this issue at the June Commission meeting. One possibility, as stated by Mike, is to create a new ordinance expressly to define and regulate such Home Occupations in North Pekin. Such a new ordinance could eliminate the need for the expense of a hearing to allow Home Occupations and minimize some Village procedures that have become somewhat divisive of late.

Mike also distributed a sheet with Pekin's definition of "Accessory Buildings" and stated he believes North Pekin may need something similar to control the size and location of accessory buildings in the Village. In the discussion that followed, it was pointed out that Title 10, Chapter 1 has a definition of Accessory Building that is very much like Pekin's. After more discussion, Dick Moon made a motion, second by Sharon Rast, that this Commission study the Accessory Building issue in due time to decide whether a new ordinance might be needed. The motion was denied 4-1, with Rast being the only "yea" vote.

Audience Comments: Village President Steve Flowers requested time to address the Commission after all business is completed and before adjournment. In his comments, President Flowers aired a grievance about some recent Commission members' actions while representing the Commission. He also outlined some changes he plans to make, including the naming of a Planning and Zoning Commission Chairman, not to be confused with the Village Zoning Officer. Some details concerning this appointment still are to be determined.

The next meeting of this Commission will be at 7:00 PM, Tuesday, June 8, 2010. A motion was made and approved to adjourn this meeting at 8:37 PM.

Respectfully submitted,

Richard Moon, Secretary

Mike Johnson __OK__ Village Zoning Officer

Bill Gordon __OK__

Shawn Landrith _____

Bill Martin __OK__

Richard Moon __OK__

Sharon Rast __OK__

Ken Simmons __OK__