

Planning and Zoning Commission Minutes  
VILLAGE OF NORTH PEKIN  
318 NORTH MAIN ST.  
NORTH PEKIN, ILLINOIS, 61554  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, OCTOBER 11, 2011

A scheduled meeting of the North Pekin Planning and Zoning Commission was called to order by Bill Gordon at 7:08 PM Tuesday, October 11, 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  
Ken Simmons, resident

Bill Gordon introduced Phil Durham, who is joining this Commission.

The agenda for this meeting was approved 6-0 by a roll call vote. Motion by Bill Martin, second by Mike Johnson.

Minutes of the September 13, 2011 meeting of this Commission were approved as written 6-0 by a roll call vote. Motion by Sharon Rast, second by Bill Martin.

**HOUSEKEEPING:**

Bill Gordon noted that meetings of this Commission will continue to be "open" to comments from the audience so long as proper decorum is adhered to.

**REPORT FROM VILLAGE ZONING ENFORCEMENT OFFICER:**

Permits issued since last report:

- #1332: Gary and Laverne Strubhar, demolition of damaged house at 112 South Roosevelt St.
- #1333: Sandra Price, 33 River Dr., new concrete driveway and slab.
- #1334: Gary and Laverne Strubhar, 2003 Independence Dr., Pekin, Illinois; Construction of new home at 112 S. Roosevelt St.
- #1335: Jerry Miller, 211 Lincoln Blvd., new blacktop driveway.
- #1336: Phil Durham, 125 N. Roosevelt, addition to existing home.

**OLD BUSINESS:**

Attorney Anderson distributed proposals for revisions to the following Village ordinances:

- Title 10, Chapter 5, changing list of Village Appointive Officers.
- Title 10, Chapter 7, rewrite of B-1 Business and Commercial District ordinance.
- Title 10, Chapter 7A, rewrite of B-2 Business and Commercial District ordinance.
- Title 10, Chapter 8, rewrite of I-1 Light Industrial District ordinance.
- Title 10, Chapter 9, rewrite of I-2 Heavy Industrial District ordinance.

Mr. Anderson also distributed a document with a few suggestions for consideration by this Commission to further amend certain Village ordinances.

Commission members were asked to review the proposals and be ready to discuss them at the November meeting.

Sharon Rast distributed her first draft of a "Business Permit Application" for review.

Planning and Zoning Commission Minutes

A few suggestions were made for changes, and Rast will modify the Application document for further discussion at the November meeting of this Commission.

There was a general discussion of how Commission members feel a Village regulation for Signs should be crafted to replace existing Title 8, Chapter 9. This item was tabled and will be added to the next meeting agenda.

Dick Moon started a discussion on various passages of existing Title 2, Chapter 5, the Village ordinance titled "Planning Commission". There was general agreement that some changes should be made to this ordinance:

- The number of Commission members should be limited to "not more than eleven (11)", and the terms of appointment shall not be so specific as currently written.
- Remove the stipulation that Commission members serve "without compensation".
- The fee for a public hearing shall be \$150.00, not \$25.00.

The Village Attorney will make these changes and present the proposed revisions to this Commission at its next meeting.

NEW BUSINESS:  
None.

AUDIENCE PARTICIPATION:

Ken Simmons stated he feels the issue of Special Use Permit signs has been going on for too long and wondered why past actions by this Commission and the Village Board, by his recollection, seem to have been forgotten. A lengthy discussion ensued concerning exactly what has been done about Special Use Permit signs recently. Bill Gordon said he would research the minutes. Simmons requested that Signs for Special Use holders be added to next month's agenda

The meeting was adjourned at 9:04 PM by voice vote.

Respectfully submitted,

Richard Moon, Secretary

Bryan Ahten	_____	
Phil Durham	_____	
Bill Gordon	_____	Planning and Zoning Commission Chairman
Mike Johnson	_____	Village Zoning Officer
Bill Martin	_____	
Richard Moon	_____	
Sharon Rast	_____	