

Planning and Zoning Commission Minutes

VILLAGE OF NORTH PEKIN
318 NORTH MAIN ST.
NORTH PEKIN, ILLINOIS, 61554
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL 12, 2011

A scheduled meeting of the North Pekin Planning and Zoning Commission was called to order by Bill Gordon at 7:00 PM Tuesday, April 12, 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: Steve Flowers, Village President and William Anderson, Village Attorney.

There were also 30 Village residents and other parties having an interest in events listed on tonight's agenda. A sign-up sheet with names and addresses of all attending is available to those who wish to see it. See Dick Moon.

NORMAL BUSINESS:

Approved tonight's agenda, with approval of March minutes moved ahead of public hearings.

Minutes of the March 8, 2011 Commission meeting were approved as written.

PUBLIC HEARINGS: Five hearings were held tonight. There were two Variance petitions, one Special Use petition, and one Rezoning petition to be heard. Minutes of those hearings are separate documents, attached to minutes of this meeting. The fifth hearing was a public information session, held to allow concerned Village residents to give their input on the wording of proposed new regulations for Zoning Districts B-1 Business, and B-2 Light Business. Details of conduct of that hearing are included as the next section of these minutes.

PUBLIC INFORMATION HEARING, B-1 and B-2:

Bill Gordon gave a brief history of the project this Commission was given to attend to Village ordinances Title 10, Chapter 7 (regulation of B-1 designated zones) and Chapter 7 (regulation of B-2 designated zones); that this has been ongoing for some time, and is not something that has just recently arisen. The discussion was then opened to the floor. Those attending had access to the proposed re-writes of Title 10-7 and Title 10-7A. Not all of the comments given and questions asked can be noted here, however some of the discussion that had most direct import to Commission members follow. Speakers' names will not be given unless critical to the issue.

- After the first few comments focused on "signs" and the language relating to signs seemed uppermost to the audience, Village President Flowers urged those present not to focus so much on that area of the proposed documents. However, for the most part, regulation of signs dominated the discussion.
- Will every prospective business be required to pay a \$150 fee and have a hearing before startup?
- How will businesses currently having temporary signs be affected?
- A moving (or moveable) vehicle is not a sign.
- Signs are not an issue in current B-1 and B-2 ordinances. Why now?
- Who determines an offensive sign? And who determines when a fence is

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necessary to shield a sign? Be more precise.

- The sign proposal as written will cause a problem for any building large enough to contain more than one business.

Ken Simmons made a suggestion that the re-writes of Title 10-7 and Title 10-7A be returned to this Commission for further review, taking into account comments and concerns heard at this meeting, with the stipulation that all language pertaining to signs will be removed, and that a completely new ordinance be created specifically for regulation of signs in the Village. This suggestion was well received by Commission members and by most of the audience.

With the B-1 and B-2 informational hearing at an end, Bill Gordon called a short recess at 8:17 PM. The regular Commission meeting resumed at 8:27 PM. Most audience members left during the recess.

HOUSEKEEPING ITEMS: none.

REPORT FROM VILLAGE ZONING ENFORCEMENT OFFICER:

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

#1316: EHR Development, 137 Radio City Dr., new home at 117 S. Columbus St.

#1317: EHR Development, 137 Radio City Dr., new home at 134 Center St.

#1318: HER Development, 137 Radio City Dr., new home at 3 Tosha Ct.

#1319: Jeff and Karen Starr, 216 N. Columbus St., carport, deck, and porch awning.

#1320: Sandra Price, 32 River Dr., detached 32'x24' garage.

#1321: Lois A. Keedy, 140 S. Roosevelt, sun room addition to rear of house.

#1322: Rick Weber, 967 Chateau Rd. detached 22'x24' garage.

OLD BUSINESS:

Ken Simmons made a motion, second by Sharon Rast, that in further deliberation by this Commission concerning Title 10-7 and Title 10-7A, all references to signs be removed and a new ordinance be created to regulate signs in the Village. This motion passed on a voice vote, 5 aye, 0 nay.

To follow up on a January, 2011 proposal this Commission forwarded to the Village Attorney the wording to add to the Village definition of "structure" that a "structure" has over 144 square feet. This change in Title 10, Chapter 2, Definitions will support the need for a building permit before a structure of that size is allowed. The attorney will bring this before the Village Board.

NEW BUSINESS: None

MORE AUDIENCE PARTICIPATION: None

The next regularly scheduled meeting of this Commission will be Tuesday, May 10, 2011. Adjournment of this meeting was at 9:15 PM.

Respectfully submitted,

Richard Moon, Secretary

Bill Gordon _____ Planning and Zoning Chairman

Mike Johnson _____ Zoning Officer

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Bill Martin _____
Richard Moon _____
Sharon Rast _____
Ken Simmons _____