

Planning and Zoning Commission Minutes

VILLAGE OF NORTH PEKIN
318 NORTH MAIN ST.
NORTH PEKIN, ILLINOIS, 61554
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 9, 2011

A scheduled meeting of the North Pekin Planning and Zoning Commission was called to order by Bill Gordon at 7:00 PM Tuesday, August 9, 2011 at the North Pekin Village Hall. There was an agenda for this meeting.

Present: Bill Gordon, Mike Johnson, Bill Martin, Dick Moon, and Sharon Rast.
Absent: None. Note that since the last meeting of this Commission, Ken Simmons was appointed as a Village Trustee, to serve Frank Shanklin's remaining term, and therefore is no longer on this Commission..
Also present: North Pekin President Steve Flowers and resident Shirley Garrison.

NORMAL BUSINESS:

Approved tonight's agenda as presented, 4-0 by roll call.
Minutes of the July 12, 2011 Commission meeting were approved as written, 4-0 by Roll call vote.

PUBLIC HEARINGS: None

HOUSEKEEPING ITEMS:

Bill Gordon distributed copies of replacement pages for each Commission member's Title 10 three ring binder, along with a new Commission membership list. He also noted that new Commission members are needed and asked for leads. Village regulations call for a maximum of eleven Commission members at any given time. Currently membership is down to four members and the Commission Chair.

REPORT FROM VILLAGE ZONING ENFORCEMENT OFFICER:

Mike Johnson reported that no new permits were issued since the last Commission meeting. He also noted that while he was checking on progress at a new building on South Main Street he found some disturbing items in an area behind the building, including several semi trailers that appear to be "rusting away". Should the Village be concerned about this situation and similar ugliness around the Carousel Flea Market building?

OLD BUSINESS:

Proposed B-1 and B-2 revisions:

Bill Gordon reported that the Village's needs would be satisfied if current ordinances for B-1 (Light Business), B-2 (heavy, Non Industrial Business) were "tightened" to address current concerns. It was also noted that current ordinances for I-1 (Light Industrial) and I-2 (Heavy Industrial) districts should be examined concurrently and may require certain of the changes being proposed for B-1 and B-2.

A lengthy discussion followed, with input from all Commission members as well as President Flowers and resident Garrison. The end agreement by all present was that Bill Gordon will prepare proposed revisions to current ordinances noted above, stating in general terms the changes this Commission believes would be beneficial, and having the Village Board review this Commission's work. After review and possible

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suggestions by the Board, the revisions would be forwarded to the Village Attorney for a formal re-write. Some of the more discussed changes needed in the ordinances were:

- The Village should institute a Business License program which, for a \$25.00 fee would require a person wanting to start new business to file a request at the Village Hall for a "Business Permit", which would be presented to the Village Zoning Officer for approval. Such approval would automatically allow the business to proceed. If not approved for some reason. The Zoning Enforcement Officer and prospective business owner would appear before this Commission for further discussion and a decision.
 - Current businesses in B-1 and B-2 Districts will be contacted individually by the Village Zoning Enforcement Officer to gather information similar to that required above for new businesses so that the Village Business License information may be complete. There will be no charge to the businesses for this service.
 - Any new business must meet County, State, and Federal licensing regulations.
 - Specifically state that there shall be no residency in a B-1, I-1, or I-2 Districts.
 - There shall be a five foot (5') setback for the side yard of a B-1, B-2, I-1, or I-2 business.

Before completing the proposed revisions Gordon will get the Village Attorney's opinion on whether the re-written B-2 ordinance can omit the itemization of all Main Street addresses declared to be in the Main Street B-2 District. Are the descriptions necessary?

NEW BUSINESS:

None.

AUDIENCE PARTICIPATION:

Shirley Garrison asked for clarification of specific steps to be taken in having the B-1 and B-2 ordinances modified, and steps to be taken to have the ordinances enacted after agreement was reached on new wording. This information was provided.

CLOSING:

The next regularly scheduled meeting of this Commission will be Tuesday, September 13, 2011. Adjournment of this meeting was at 8:52 PM.

Respectfully submitted,

Richard Moon, Secretary

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