

VILLAGE OF NORTH PEKIN
318 NORTH MAIN ST.
NORTH PEKIN, ILLINOIS, 61554
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 8, 2010

A scheduled meeting of the North Pekin Planning and Zoning Commission was called to order by Mike Johnson at 7:00 PM Tuesday, June 8, 2010 at the North Pekin Village Hall. There was an agenda for this meeting.

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

Absent: Shawn Landrith, Sharon Rast.

Also present: Steve Flowers, Village President.

William Anderson, Village Attorney.

Village resident, Shirley Garrison, Gene Wamsley, Susan Tisdale.

Minutes of the May 11, 2010 meeting of this Commission were approved as written. Due to technical difficulties, minutes of the May 18 Special Meeting of this Commission were not available in readable form. Mike asked Dick Moon to verbally present the minutes, using handwritten notes and memory. Moon complied with the request. Commission members present agreed, 4-0 to accept the May 18 minutes as heard, awaiting the minutes in readable form.

HEARING : None

REPORT FROM VILLAGE ZONING ENFORCEMENT OFFICER:

Permits issued since last report:

#1275: Jeff and Susan Downer, 359 Highway Blvd., room addition.

#1276: Charles Dickens, 113 S. Columbus, roof over a deck.

#1277: Angela Smith, 9 Park Ave., demolition of car port.

#1278: Dean Huskins, 205 Elm, front and rear decks and sidewalk.

#1279: William Thousand, 112 Center, slab for hot tub.

#1280: Lori Hanson, 201 State, breezeway.

Mike noted that he is expecting some requests for Special Use permits soon, along with one or more requests for Variances. He then read a letter from Illinois Governor Quinn's office warning of scams dealing with roof work, and suggesting that municipalities review their contractor regulations to ensure they are adequate and up to date.

RESIDENT PRESENTATION:

Resident Shirley Garrison addressed the Commission, stating that she and her husband would like to raise chickens on their property, which in the past was part of a farm in the Village. Their property is now zoned for business (B-1). Ms. Garrison stated they would expect to have about 100 chickens, would sell eggs, and market the chickens as "organic", and sell or otherwise properly dispose of the flock's waste. Ms. Garrison was advised of a Village ordinance, Title 6, Chapter 4, which specifically prohibits certain animals in the Village. Chickens are named in that ordinance. After a brief discussion between Garrison and Commission members, in which Garrison noted that "many municipalities allow chickens", she was advised that before a proper hearing and decision can be made on this matter

she must formally make a request for a variance. Ms. Garrison said she will do what is necessary, and that a variance request can be expected.

OLD BUSINESS:

The topic of recent permit(s) written for Bill Martin was discussed. Specifically, should Mr. Martin be allowed a full refund on the cost of two permits to (1) demolish an old concrete driveway, and (2) construct a new concrete driveway in its place? After some discussion in which varying opinions were given, Bill Gordon made a motion, second by Ken Simmons, that this Commission formally interpret Village zoning ordinances to wit: in this case demolition of an existing driveway **does not need** a permit, but the new concrete driveway **does need** a permit. This motion was adopted 4-0. Mr. Martin will be given a refund for the demolition permit but not the new driveway permit.

Mike Johnson stated that he has heard Bill Jackson is out of business. President Flowers verified this. Mr. Jackson had previously been operating a landscaping business from his home and was resisting obtaining a Special Use Permit to make his business legitimate in the Village. If Jackson is out of business, this is no longer an issue.

Bill Gordon prepared proposals for new Title 10, Chapters 7 and 7A which regulate Zoning Districts B-1 and B-2 for the Village. Commission members studied the proposals, making adjustments as they felt necessary. The discussion of the B-1 proposal was quite lengthy and required the Commission to table until later any discussion of the B-2 proposal. Gordon will prepare the B-1 proposal again with tonight's changes, and have it ready for the Commission at the July meeting.

NEW BUSINESS:

Ken Simmons brought up the issue of requiring a new Special Use permit each time a new use is added to the communication tower located along South Main St. Simmons wonders if this is excessive administration of Special Use Permits in this case. In the ensuing discussion, Mike Johnson stated that the owner/operator of the communication tower seems happy to comply with the current interpretation of the Village ordinance. That being said, Mike does not feel the Village should re-interpret anything for this issue. Simmons said he just had to state his opinion.

Audience Comments: None.

Mike handed out some new sheets to be inserted in our Title 10 binders. The next meeting of this Commission will be at 7:00 PM, Tuesday, July 13, 2010. A motion was made and approved to adjourn this meeting at 9:10 PM.

Respectfully submitted,

Richard Moon, Secretary