

**Village of Pecatonica  
Planning and Zoning Commission  
Thursday, January 30, 2020 at 6:00 p.m.  
Village Hall 405 Main Street. Pecatonica, Illinois**

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1. **Call to Order** – Chairman Neil Ritter called the meeting to order at 6:02 p.m. on Thursday, January 30, 2020 at Village Hall.
2. **Roll call** -. The following members were present: Chairmen Neil Ritter, Julie Sutton, Tom Heister, Mark Kleckler, and Sue Siemens. Deb Gulbrandsen was not present.
3. **The Pledge of Allegiance to the American Flag.**
4. **Additions or Corrections to the Agenda. None.**
5. **Public Comment – Attorney Rodney Kimes stated that the lot is currently zoned Industrial District and would like to make sure it is zoned how it should be according to the Ordinances.**
6. **Public Hearing –Proposed Application for Map Amendment to Rezone 450 W. 3<sup>rd</sup> Street P.I.N. 09-29-255-029 from ID (Industrial District) to CD (Commercial District) –** Chairman Ritter stated that the lot is currently zoned Industrial District and due to the way things unfolded over the years it probably should have had a special use permit when it was initially built. At this time the current Owner would like to split the lot whereas the pool and the gymnastics would be in their own building. In order to have a pool it is required that you have a special use permit for a recreational facility or commercial entertainment or tourist establishment. There is a special use for a community swimming pool but I don't think the definition of a community swimming pool fits this occasion. This request does fit better for a recreational facility. Attorney Kimes asked if the Special Use Permit runs with the land and Chair Ritter stated, yes unless it is stated otherwise. Recreational facilities are allowed as Special Use Permits in Commercial and Agriculture Districts only. This is why we have two items before us, to change from Industrial District to Commercial District and to approve a Special Use Permit to operate a recreational facility. When the parcel is split the property with the pool will be 450 W. 3<sup>rd</sup> Street.

A motion was made by Tom Heister and seconded by Julie Sutton to recommend to the Village Board to approve the requested map amendment for 450 W. 3<sup>rd</sup> Street and 410 John (P.I.N. 09-29-255-029) from ID (Industrial District) to CD (Commercial District). Discussion. A roll call vote was taken. All members voted yes. Motion passed 5-0-1.

**Public Hearing – Proposed Application for Special Use Permit – Recreational Public Facility**

Chairman Ritter asked if there were any questions in regards to this request and stated that the Finding of Fact would have to be discussed and considered.

Finding of Fact –

1. The establishment, maintenance or operation of the special use will not be detrimental or endanger the public health, safety, morals, comfort or general welfare - Roll call was taken and all members voted yes. 5-0-1.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair values within the neighborhood – Roll call was taken and all members voted yes. 5-0-1.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district – Roll call was taken and all members voted yes. 5-0-1.

4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be provided – Roll call was taken and all members voted yes. 5-0-1.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion to the public streets – Roll call was taken and all members voted yes. 5-0-1.
6. The special use will, in all other respects, conform to the applicable regulations of the district for which it is located – Roll call was taken and all members voted yes. 5-0-1.

A motion was made by Julie Sutton and seconded by Sue Siemens to recommend to the Village Board to approve the requested special use permit for a recreational (public/private) facility and commercial establishment per section 153.040 Paragraph B 47 at the address 410 John Street for a gymnasium and at 450 W. 3<sup>rd</sup> Street to operate a swimming pool. Discussion. A roll call vote was taken and all members voted yes. 5-0-1. Motion passed.

7. **Meeting adjourned at 6:35 p.m.**