

Pekin Zoning Board of Appeals Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
October 12, 2022
5:00 PM

A regular Meeting of the Pekin Board of Appeals will be held at Pekin City Hall, 111 South Capitol Street, City of Pekin, Illinois, on the 12th day of October 2022, at 5:00 PM.

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval from September 14, 2022
- IV. City Council Action Report
- V. Applications and Hearings
- VI. Informal
- VII. Public Input
- VIII. Adjourn

Case SU 2022-05

A special use request by Trajectory Energy Partners to utilize property located at 300 and 310 Hanna Drive to establish a commercial solar farm. Said property is currently zoned I-1 Light Industrial District with a legal description of SEC 10 T24N R5W RIVERWAY BUSINESS PARK 3RD ADD FINAL PLAT LOT 1 N 1/2 SE 1/4 15 AC, with the following PIN: 10-10-10-400-005, in Tazewell County, Illinois.

Case V 2022-11

A variance request submitted by Kevin Bresnahan (Allentown Acres) for the property located at 141 S Veterans Dr. use approximately one acre for temporary (three to six months) staging of trucks, equipment, and materials for utility contractors. Said property is zoned B-3 General Business District with a legal description of SEC 5 T24N R4W ESTATES AT LAKEVIEW FINAL PLAOT LOT 15 NW 1/4 19.47 AC, with the following PIN: 11-11-05-101-015, in Tazewell County, Illinois.

Case RZ 2022-07

A rezoning request submitted by Valerie M Moehle (First United Methodist Church) for the properties located at 408 Amanda St and 1307 N 5th St to change from R-4 to RT zoning and build a duplex. Said properties are zoned R-4 One Family Residential and with a legal description SEC 35 T25N R5W BAILEYS ADDN LOT 2 BLK 2 NW 1/4 and SEC 35 T25N R5W BAILEYS ADDN LOT 1 BLK 2 NW 1/4, with the following respective PINs: 04-04-35-123-004 and 04-04-35-123-005, in Tazewell County, Illinois.

Case V 2022-12

A variance request submitted by Ken Humphrey for sign setback, size of electronic portion of the sign, hours of sign operation and to allow all operational capabilities of a chosen sign at 2800 Court Street. Said property is zoned B-3 General Business District with a legal description of SEC 12 T24N R5W SUNSET HILLS EXT 11 TRACT 1 OF LOTS 8 & 9 NE 1/4, with the following PIN: 10-10-12-208-013, in Tazewell County, Illinois.

Other Items for Consideration and Recommendation

Short-Term Rentals Ordinance

Food Pantry Ordinance

Code Enforcement Officer Language Change Ordinance

Discussion of Planned Unit Development Zoning

Informal Discussion

Public Input

Adjourn

Hannah Martin, Secretary, Pekin Board of Appeals