

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

Present: Bill Craig, Donald Hild, David Huskisson Kim Joesting, Mary Lanane, Kelly Madden, James Ruth, Steve Thompson, and Amy Wilson.

The regular meeting of the Pekin Board of Appeals was called to order and quorum was declared. Staff present: David Bess (CDBG Program Manager), Hannah Martin, Alina Kramer (Administrative Assistant) and Kate Swise (Legal Counsel).

The meeting was called to order at 5:00 PM. Motion by Commissioner Ruth to approve the agenda, second by Commissioner Wilson. Motion carried 9-0.

Motion by Commissioner Thompson to approve minutes for the September 14, 2022, second by Commissioner Huskisson. Motion carried 9-0.

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.

Public Hearing open at 5:04 pm

Kiersten Sheets, Project Manager for Trajectory Energy gave a presentation on their community solar farm that will be located in Pekin (on 29 Acres). The estimated first year electricity production is 4,800,000 kWhs which will be enough to power more than 400 homes. The estimated annual bill savings is approximately \$96,000 and will produce property tax revenue of \$15,500 in the first year and over \$329,000 over the life of the project. The solar farm will be “pollinator friendly” which requires the Illinois Established Pollinator Habitat On Solar Sites Scorecard and must be completed to maintain recognition as “Pollinator Friendly”.

Public Hearing closed at 5:36 pm

Commissioner Thompson asked for an approximate amount that a resident would save each month, Kiersten stated each resident would save approximately \$20 per month. Commissioner Huskisson asked if this will be on a first come first serve basis and Kiersten stated that it will be. Commissioner Huskisson also asked where the continued revenue comes from for Trajectory and Kiersten stated from some of their revenue comes from federal tax credits and grants from Ameren for Renewable Energy (Credits). Commissioner Ruth asked if only residence were eligible to sign up and Kiersten stated that business can as well.

Commissioner Craig said there could be an issue with the access road (if it is gravel), Craig also asked if an employee would be on site after the project is completed. Kiersten said there would not be a full-time employee on site but after the project is completed but there will be maintenance done to the site by an employee 2-3 times a year. Commissioner Craig also asked where the panels will be made and they will be made in the USA, coming from Georgia.

Commissioner Madden asked if there were any plans for future expansion and there is not, the land being leased is the amount the city has allowed (29 Acres). Commissioner Joesting asked when the land will be planted and it will be planted after the project is completed. Councilman Dave Nutter was present and asked if the city was factoring in the easement at Enviro Safe and Kate stated it will only cross on city property.

Commissioner Ruth discussed the gravel road (approach) and states if the property is within the city it is prohibited. There was discussion that this is in an industrial setting and Commissioner Wilson suggested if they pave the approach that they should consider doing it after the construction and allow Trajectory to do the cleanup each day (with a skid steer).

Motion made by Commissioner Kelly to approve the special use permit was seconded by Commissioner Lanane. Motion approved 9-0.

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 14 19.47 AC, with the following PIN: 11-11-05-101-015, in Tazewell County, Illinois.

Public Hearing Open at 5:49 pm

Kevin Bresnahan explained that a utility contractor has approached him in regards to using one Acre of land for the staging site for work that is to be completed locally. Kevin states that the contractor is willing to put lights up, cameras, and a Bobcat to clean any debris on the street. Commissioner Huskisson asked what will happen with the rock after the contractor leaves, Kevin stated that they can either take it out or leave.

Public Hearing closed at 5:51 pm

Commissioner Lanane asked if this is strictly a variance, Commissioner Hild states it is a variance that would need to have an expiration date or an end date of 1 (one) year after Bresnahan signs an agreement with the contractor, Commissioner Thompson agrees.

Motion to approve was made by commissioner Thompson, seconded by Commissioner Lanane. Motion approved 9-0.

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 ¼ 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.

Public hearing open at 5:58 pm

Valerie Moehle spoke on behalf of United Methodist Church, explaining that they bought two pieces of land with the original vision of building two house. As they brainstormed on how to build the two houses, they came to the idea of building a duplex. Valerie is asking that they rezone the lots and adjust the setbacks (allowing the home to face 5th street).

Commissioner Huskisson asked if they (United Methodist Church) had any drawings or pictures as to what the duplex would potentially look like, Valerie stated there are not any drawings (or pictures) at this time.

Public hearing closed at 6:07 pm

Commissioner Hild stated this would be a big improvement but would suggest combining the lots into one then you could look at the setbacks. Valerie asked for clarification on what she should do after she has the lots combined and under one parcel number, Commissioner Wilson suggested that we rezone and after the parcels are combined, United Methodist Church would need to bring back prints so the committee can see the structure in relation to the property. Commissioner Joesting states he is not sure how we can give a variance without a plan, Commissioner Hild agreed. Valerie stated she will get the lot numbers combined into one and they will work on a building plan.

Motion to layover this case (until November 9, 2022) was made by commissioner Hild, seconded by Commissioner Madden. Motion approved 9-0

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.

Public hearing opened at 6:25 pm

Ken Humphrey, owner, explained that he ordered a sign in July 2022 after speaking with Dave Bess. Humphrey explained the new sign is electronic and has the capability of lights/images flashing, that it is a much nicer sign than the sign that is currently there.

Public hearing closed at 6: 33 pm

Commissioner Wilson asked when the new sign ordinance was passed (July 25, 2022) and why the sign ordered without a permit. Hannah stated that all other permits were submitted (by Humphrey) and she is not sure what happened with this particular permit. Kate states the previous sign ordinance did not allow changing of images, as well as the current one. Wilson stated that the flashing images is a distraction for drivers. Commissioner Hild said there would be issues with the sign being illuminated 24 hours a day and suggested that the sign be dimmed at 11:00 pm. Owner agreed he would dim the sign at 11:00 pm.

Motion to approve the sign (and the sign be dimmed at 11:00 pm) was made by Commissioner Wilson and second by Kelly Madden. Motion approved 9-0.

8-0.

Informal Discussion

Short Term Rental-Hold

Food Pantry-Hold

James Ruth asked if we know how many gaming parlors, we do not. Kim Joesting asked about the sign at the storage unit and Nick Maquet is looking into this. Councilman Nutter stated that the storage unit does not have an occupancy permit and they will not get one until all work is done, including the landscaping.

Kelly Madden asked about the sign at Pekin Community High School since it does illuminate, the image changes and seems to be bright (on a busy road). Hannah will follow up with Code Enforcement. Kelly also mentioned the post office drop box and who would possibly be responsible for the layout, the township is responsible. Donald asked when Pekin Hospital plans to replace their sign on Court Street, Wilson explained that the fabrication process is taking longer but at this time there is not a date as to when the sign will be replaced.

