

Pekin Zoning Board of Appeals Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
September 14, 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 14th day of September 2022, at 5:00 PM.

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval from August 10, 2022
- IV. City Council Action Report
- V. Applications and Hearings
- VI. Informal
- VII. Public Input
- VIII. Adjourn

Case SU 2022-03 (Tabled During July Meeting)

A special use request submitted by Mitch O'Shaughnessy to utilize property located at 801 S. 2nd Street to display and sell used automobiles. Said property is zoned I-2 General Industrial District with a legal description of SEC 3 T24N R5W PT SW 1/4 & TRACT ADJ LOT 12 NE 1/4 .36 AC, with the following PIN: 04-10-03-212-002, in Tazewell County, Illinois.

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 2022-07

A variance request submitted by Todd Shea for property located at 223 Sapp Street to add a second story to current residential structure. Said property is zoned RM-2 Multiple Family Residential with a legal description of SEC 3 T24N R5W ROSENDALE ADDN LOT 108 SW ¼ and the following PIN: 04-10-03-312-012, in Tazewell County, Illinois.

Case V 2022-08

A variance request submitted by Michael McGlasson to bring an awning out 20 feet to the east side of the house and 6 feet in front of the house and over an area where current window will be replaced by a door at 1521 Henrietta. Said property is zoned R-4 One-Family Residential with a legal description of SEC 35 T25N R5W MILLERS ADDN LOT 9 BLK 8 SE 1/4, with the following PIN: 04-04-35-416-013, in Tazewell County, Illinois.

Case V 2022-09

A variance request by the Tina Slick for property located on 1515 Augusta Street to install a carport on a shared drive. Said property is currently zoned R-4 One Family Residential with a legal description SEC 35 T25N R5W NORTHSIDE MANOR #5 LOT 22 NE1/4, with the following PIN: 04-04-35-225-013, in Tazewell County, Illinois.

Case V 2022-010

A variance request submitted by James R Markum for property located at lot 607 S 2nd St to build a larger "Morton" building than current setbacks will allow. Said property is currently zoned I-1 with a legal description of SEC 3 T24N R5W CINCINNATI ADDN LOT 17 NW ¼, and with the following PIN: 04-10-03-203-010, in Tazewell County, Illinois.

Case SU 2022-04

A special use request submitted by J&J Properties for property located at lot 2331 Lakecrest Drive to sell and repair boats, cars, and trailers. Said property is currently zoned I-1 with a legal description of SEC 23 T25N R5W PEKIN EDGEWATER PARK SEC 5 LOT 60 SE1/4 and with the following PIN: 04-04-23-401-033, in Tazewell County, Illinois.

Other Items for Consideration and Recommendation

Short-Term Rentals Ordinance

Informal Discussion

Public Input

Adjourn

Hannah Martin, Secretary, Pekin Board of Appeals

Pekin Zoning Board of Appeals
111 S. Capital Street
City Council Chambers 2nd Floor
August 10, 2022
5:00 PM

Present: Bill Craig, Daryl Dagit, Chris Deverman, Donald Hild, David Huskisson, Kim Joesting, Mary Lanane, James Ruth, 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), Jeff Gaster (Legal Counsel), Alina Kramer (Administrative Assistant), Hannah Martin (Engineering Tech), and Nick Maquet (Chief Building Inspector). City Councilmember Nutter was in attendance.

The meeting was called to order at 5:01pm. Motion by Commissioner Wilson to approve the agenda, second by Commissioner Ruth. Motion carried 9-0.

Motion by Commissioner Lanane to approve minutes for the July 13, 2022, second by Commissioner Ruth. Motion carried 7-0 with Commissioner Deverman and Commissioner Hild abstaining.

Case SU 2022-03

A special use request submitted by Mitch O'Shaughnessy to utilize property located at 801 S. 2nd Street to display and sell used automobiles. Said property is zoned I-2 General Industrial District with a legal description of SEC 3 T24N R5W PT SW 1/4 & TRACT ADJ LOT 12 NE 1/4 .36 AC, with the following PIN: 04-10-03-212-002, in Tazewell County, Illinois.

Case SU 2022-03 was called for hearing but was immediately tabled without further discussion due to the applicant failing to submit updated site plans as requested by the board during the previous meeting.

Case V 2022-06

A variance request submitted by Shane Hawkins for properties located at 706 and 708 S. 7th Street to combine parcels and utilize the structure currently known as 706 S. 7th Street as an attached accessory structure to the principal residence for use as a private garage. Said properties are zoned R-4 One Family Residential and with a legal description of SEC 02 T24N R5W KINGS ADDN S37' OF N 194' W OF LOT 2 NW 1/4, with the following PINs: 04-10-02-123-009 and 04-10-02-123-010, in Tazewell County, Illinois.

Public hearing began at 5:04pm.

Shane Hawkins, property owner of the two properties to be combined, explained the plans to combine 706 S. 7th St. and 708 S. 7th Street into a single parcel. Hawkins stated the original plan was to tear down the house at 706 S. 7th Street however that has since changed and they would like to combine the two structures, making the property at 706 S. 7th a double stall garage attached to their primary residence. Commissioner Ruth asked if the house was on a slab or a basement, Hawkins indicated there is a small basement but they plan to fill it in. Mr. Hawkins opined that he is a concrete contractor by trade.

Barbara Harlan, resident at 723 S. 7th Street asked if combining the two properties would affect the

addresses of the surrounding properties. David Bess indicated that combining the two properties would not change any addresses or impact property lines of the adjoining properties.

Tim Leitner, resident at 3 Vetter Court said that he originally had concerns that the property would become a lot for storage but after seeing the plans and gaining additional clarification during the meeting, he has no concerns and believes it would be a great asset to the neighborhood.

Public Hearing closed at 5:14pm.

Commissioner Wilson opened the discussion stating that she has no concerns with combining the two properties but she does have concern with the amount of concrete to be poured in front of the new garage. Wilson suggested that the concrete be poured in front of the new garage (existing home at 106 S. 7th) and removed from the current drive at 708 S. 7th St. Commissioner Deverman also suggested moving the curb cut. Commissioner Dagit asked the property owner if he has any issues moving the curb cut and he indicated he did not if deemed necessary. Commissioner Wilson questioned if there were any utilities that ran in front of the driveways and it was indicated that there is likely not.

Commissioner Deverman made a motion to approve coming the two properties, second by Ruth. Motion approved 9-0. Commissioner Wilson made a motion, seconded by Commissioner Deverman, to approve with the condition of limiting the driveway to a 24' curb cut and the total concrete pad to a width of no more than 32'. Motion carried 9-0.

CASE RZ 2022-04

A rezoning request submitted by Richard Curto for property located at lot 215 on Velde Drive to amend zoning to R-2 One Family Residential. Said property is currently zoned "Water or Rail-Roads" with a legal description of SEC 25 T25N R5W MARIGOLD EST PHASE 12 LOT 215 NW ¼, with the following PIN: 04-04-25-104-056, in Tazewell County, Illinois.

Public hearing opened at 5:41pm.

Richard Curto opened the discussion indicating that he is the owner of the lot and would like to have it rezoned so he can build his home. No additional discussion was held.

Public hearing closed at 5:42pm.

Commissioner Deverman made a motion with second by Commissioner Dagit. Commissioner Dagit suggested that if there was a fee for this process (to the owner) that it be removed as there is no such zoning. All members of the committee agreed. Motion was approved 9-0.

Case SPR 2022-01

A site plan review request submitted by Jeff Hornecker to utilize property located at the southern corner of Velde Drive and N. Parkway Drive for multiple two-unit multifamily dwellings. Said property is zoned RM-1 Multiple Family Residential with a legal description of SEC 25 T25N R5W PT E 1/2 SE 1/4 OF NW ¼, with the following PIN: 04-04-25-100-013, in Tazewell County, Illinois.

Public hearing opened at 5:45pm.

Phylliss Ripley states her backyard backs up to the proposed site and had concerns as to whether the new buildings would be Section 8 housing or properties for low-income residents. Mrs. Hornecker responded that the new properties are now Section 8 or low-income housing as they do not build Section 8 housing projects.

Dave Whitehurst asked if there was a minimal square footage required and discussed eligibility of the property for TIF incentives. Jeff Hornecker stated that the square footage was approximately 1,100 square feet. Councilmember Nutter briefly discussed the TIF program in response to Mr. Whitehurst's questions on the topic.

Public hearing closed at 5:51pm.

Motion was made for discussion. Amy Wilson voiced concerns with the curb cut locations but noted that so long as appropriate City staff has reviewed it then it should be acceptable. Commissioner Dagit asked if the Fire Chief had approved the cul-de-sac to be sure that emergency vehicles could have sufficient access to the subdivision. Mr. Hornecker replied that the Fire Chief had approved the plans as proposed. Motion approved 9-0.

Case RZ 2022-05

A rezoning request by the City of Pekin for property located on 14th Street to amend zoning to OS-1 Office Service District. Said property is currently zoned R-4 One Family Residential with a legal description of Lots 1 through 5 of Firehouse Subdivision Final Plat, situated in the City of Pekin. This request includes the following PINs: 04-04-35-223-046, 04-04-35-223-047, 04-04-35-223-048, 04-04-35-223-049, and 04-04-35-223-050, in Tazewell County, Illinois.

Public Hearing opened at 5:58pm.

Trent Ball, a property owner adjacent to the proposed re-zoning, voiced concerns with the lot lines indicated on the property assessor map as one of the lines crosses through his driveway. Property owner Dave Milam stated that Trent's driveway is okay and he will not be taking any of the lot. Mr. Bess explained that the action would not change the existing lot lines and that the GIS mapped lines are only approximate locations. Mr. Milam explained that he intends to find a low traffic business to utilize the property being rezoned and that he has no intentions of impacting Mr. Ball's driveway.

Public hearing closed at 6:03.

Motion by Commissioner Ruth to approve with second by Commissioner Wilson. Motion carried 9-0.

Informal Discussion

Commissioner Ruth voiced concerns with the sign at the storage units at 11th and Broadway St. Ruth. Mr. Bess indicated that he will check into the new signage as they were not permitted for a new sign pole, only replacement of the cabinet for the sign on the southwest corner of the property. Commissioner Ruth also stated the CEFCU ATM is no long accessible through the parking lot. Commissioner Huskisson

discussed how the City might hold business owners accountable when they do not follow the site plans approved by the board. Discussion was also held regarding the City's fees for various applications and permits including those reviewed by the board. Mr. Bess indicated that he had compiled a list of the fines and fees provided for in the City's Code and that list had been forwarded to the City Council for review. Mr. Bess also noted that there are currently several departments working on updating their fee structure for consideration by the Council.

Motion to adjourn by Commissioner Craig, second by Commissioner Ruth. Meeting was adjourned.



Hannah Martin
111 S. Capitol Street
Community Development
Pekin, Illinois 61554
hmmartin@ci.pekin.il.us
(309) 478-5348

**Zoning Board of Appeals Review Sheet
September 14, 2022**

Case SU 2022-03 (Tabled During July Meeting)

A special use request submitted by Mitch O'Shaughnessy to utilize property located at 801 S. 2nd Street to display and sell used automobiles. Said property is zoned I-2 General Industrial District with a legal description of SEC 3 T24N R5W PT SW 1/4 & TRACT ADJ LOT 12 NE 1/4 .36 AC, with the following PIN: 04-10-03-212-002, in Tazewell County, Illinois.

SUMMARY

ITEM HAS BEEN WITHDRAWN

STAFF NOTES

This item was tabled during the July meeting for additional information within the site plan and this item was brought back for consideration with the additional items indicated. However, the applicant has since changed his intended use for the property to personal storage. At this time, no action by the zoning board is needed for the project to proceed. Staff has referred the applicant to the building department for guidance to complete the new project.



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**Zoning Board of Appeals Review Sheet
September 14, 2022**

Case V 2022-07

A variance request submitted by Todd Shea for property located at 223 Sapp Street to add a second story to current residential structure. Said property is zoned RM-2 Multiple Family Residential with a legal description of SEC 3 T24N R5W ROSENDALE ADDN LOT 108 SW ¼ and the following PIN: 04-10-03-312-012, in Tazewell County, Illinois.

SUMMARY

The following have been identified as necessary variances to facilitate the project as submitted by the applicant:

- The building does not meet the Minimum Yard Setbacks for side yards stipulated by Section 4-3-7-1(a), even with the reduced setback of 10 feet for lots of not more than 50 feet in width. Staff estimates the west side yard setback to be 3 feet from the property line.
- Fire/Safety Code requires 10 feet between structures. The applicant's property being at 223 Sapp St and the neighboring structure to the west at 221 Sapp St have 6 feet of separation and is currently considered legal non-conforming.

STAFF NOTES

No additional staff notes.



16693-000

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☒ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>223 Sapp St. Pekin, IL 61554</u>
	Current Zoning (if known): <u>multi-family</u>
	Proposed Zoning (if rezoning request): _____
	Current Use: <u>Family Home</u>
	Proposed Use (if different): _____

Property Owner Name:	<u>Todd P. Shea</u>
Mailing Address:	<u>223 Sapp St. Pekin IL 61554</u>
Phone:	<u>(309) 613-0420</u>
Alternative Phone:	<u>NA</u>
E-Mail Address:	<u>Todd.Shea65@icloud.com</u>

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

My request is to add a second story because its
only a Two bedroom House and my family is growing.
I would like to add 3 bedrooms and a bathroom
to accommodate the growth of my family.
If this is unable to go through, I will have to move
so I can provide the space for them to grow. and I
don't want to move. so please do what you can to
help me! Thank you; Jeff Shen

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Jeff Shen

Owner Signature

7-27-22

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

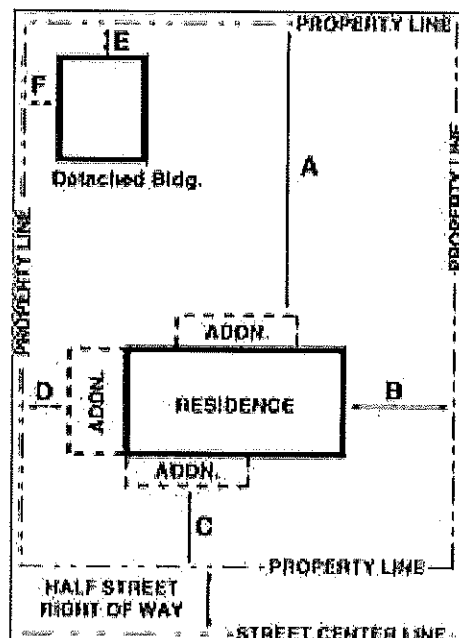
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the "City of Pekin".

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

narrow lot prevents expanding outwards

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

narrow width of lot

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

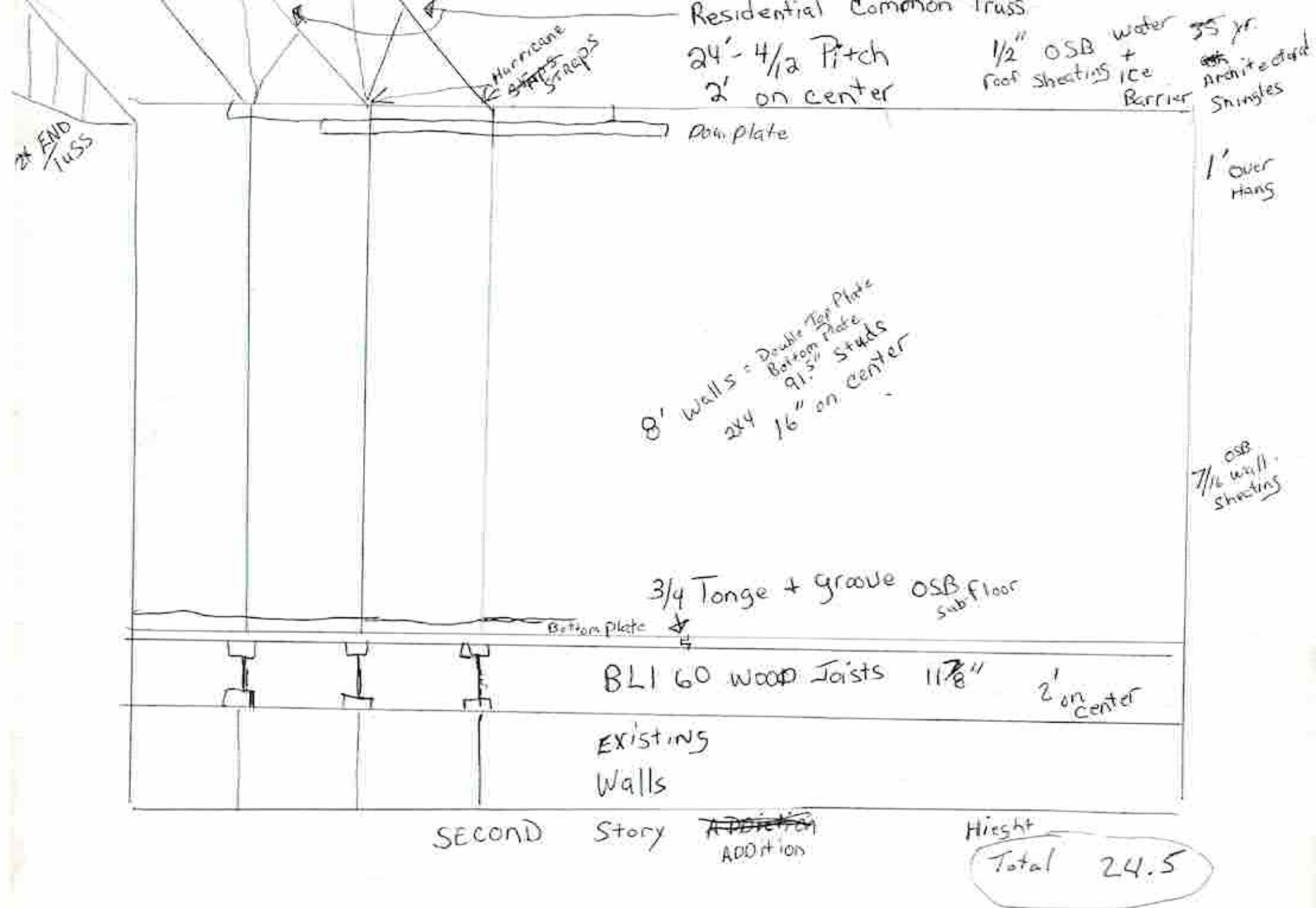
I don't believe it will, if it does I'll do what ever I can to rectify the problem.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Residential use consistent with area

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

yes I believe it does, It will increase the value of my home, improve the neighborhood, which increases the value of surrounding properties,



2ND Story Addition
24' X 34' 816 Sq Ft.

2ND
1 Floor Opening

1st floor

3'6" X 3'6"

3'6"

Down

7' X 11'6"

$12' \times 20' = 240 \text{ Sq. Ft.}$
 $3'6" \times 3'6" = 12.96$
 $\underline{252.96 \text{ Sq. Ft.}}$

window

$14' \times 9' = 126 \text{ Sq. Ft.}$
 $\underline{18 \text{ Sq. Ft.}}$
 144 Sq. Ft.

Bedroom 1

Window

$6 \times 3 = 18 \text{ Sq. Ft.}$

3' X 4'

12 Sq. Ft.

Closet

3' X 4'

12 Sq. Ft.

Closet

Bedroom 2

Window

3' X 4'

Closet

12 Sq. Ft.

3' X 4'

Closet

12 Sq. Ft.

$6' \times 9' = 54$
Bath

$12' \times 12'$

144 Sq. Ft.

Window

5'6"

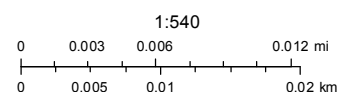
Sapp STREET side

Tazewell County GIS



I-155	Symbols	Tip 100
I-474	<all other values>	Tip 400
I-74	Arrow 100	Sections
IL 29	Arrow 400	OwnershipParcels
IL 98	FromTo 100	TaxParcels
US 150	FromTo 400	Blocks
US 24	Hook 100	ROW
Streets	Hook 400	Lots

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.





Hannah Martin
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Zoning Board of Appeals Review Sheet September 14, 2022

Case V 2022-08

A variance request submitted by Michael McGlasson to bring an awning out 20 feet to the east side of the house and 6 feet in front of the house and over an area where current window will be replaced by a door at 1521 Henrietta. Said property is zoned R-4 One-Family Residential with a legal description of SEC 35 T25N R5W MILLERS ADDN LOT 9 BLK 8 SE 1/4, with the following PIN: 04-04-35-416-013, in Tazewell County, Illinois.

SUMMARY

The following have been identified as necessary variances to facilitate the project as submitted by the applicant:

- Front yard setback does not meet requirements for R-4 listed in 4-3-7-1. Current structure is less than 6 feet from the property line so the proposed 6 feet awning would extend into Henrietta Street's Right-of-Way.
- Sideyard setback also does not meet requirements for R-4 in 4-3-7-1. However, this setback has received an approved variance for the same proposed width in 2017 for this property.

Additional codes related to awnings or permanent canopies:

- City code 5-4-6-5 allows for permanent canopies with permit and proof of liability insurance.

STAFF NOTES

City staff recommends denying a variance for the portion of proposed awning structure at the front of the house which would extend in the Henrietta Street Right-Of-Way (ROW). It is estimated that the current building is 3-4 feet behind the front property line, so a 6 ft wide awning would place a permanent structure in the ROW. This is not a desirable precedent to set or uphold as the city could incur additional costs of repairing or replacing this structure in the future should any work need to occur in this area of the ROW.



13474

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

RECEIVED

AUG 08 2022

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☒ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>1521 HENRIETTA</u> Current Zoning (if known): <u>R-4</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>HOME</u> Proposed Use (if different): _____
--	--

Property Owner Name:	MICHAEL MEGGLASSON
Mailing Address:	1521 HENRIETTA
Phone:	309-267-0473
Alternative Phone:	NONE
E-Mail Address:	MOTORRACEFAN58@GMAIL.COM

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

BRING AWWNING OUT 20' (6' IN FRONT OF HOUSE
AND OVER WINDOW REPLACED WITH DOOR)

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Michael J McShannon

Owner Signature

8-8-22

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

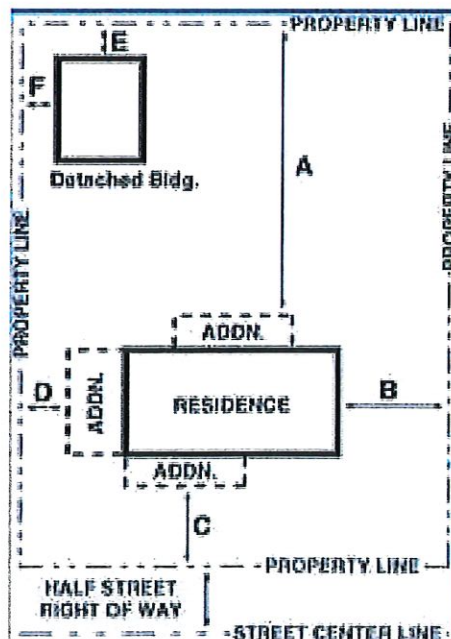
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 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





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FRONT YARD SETBACK

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

YES , PLACEMENT OF INTRAMURAL DOOR

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

NO

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

NO

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

NO



Mike McGlasson

309-267-0443

521 Hennepin LVM 8/15/22





REQUEST FOR COUNCIL ACTION

To: Council Members

Date: July 18, 2017

From: John Lebegue, Building & Inspections

John Lebegue, Building & Inspections

AGENDA ITEM: Building Department Report - June 2017

AGENDA DATE REQUESTED: July 24, 2017

ACTION REQUESTED: Receive and File June 2017 Building Department Report

DESCRIPTION: June 2017 Building Department Report

FINANCIAL IMPACT: <Insert Financial Impact>

NEIGHBORHOOD CONCERNS: <Insert Concerns>

IMPACT IF APPROVED: <Insert the impact if approved>>

IMPACT IF DENIED: <Insert the impact if denied>

ALTERNATIVES: <Insert Alternatives>

RELATED TO EFFICIENCY STUDY: <Efficiency Study>

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2 boxes. Copy this check mark √ and paste it to the left of the relevant theme.]

	A Prosperous Community. To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
	A Safe Community. To protect community life and property by providing effective, principled police and fire services.
	A Strong Foundation. To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
	A High Quality of Life. To support or provide services that improve the quality of life for Pekin's residents.
	An Effective Government. To deliver effectively the services that Pekin's residents want, need, and are willing to support.

REQUIRED SIGNATURES**Department Directors and City Staff:**

Date:

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Date:

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicant, Kelly Suprunowski came forward and addressed the members of the Zoning Board of Appeals. Mr. Suprunowski explained that given the coverage of the lot and the fact that there was virtually no rear yard, the only location to place a swimming pool was in the current location. Mr. Suprunowski further stated that the fence by the pool did not entirely enclose the yard and was there to shield and screen the pool. Mr. Suprunowski concluded by stating that he had received nothing but good feedback from neighbors.

Chairman John Kennedy then asked if the City had received any calls in regard to the variation applications. Building Inspections / Development Director John Lebeque answered by stating that the City received no calls or feedback in regard to the variation requests.

Chairman John Kennedy then called for a vote on the variation requests. On roll call vote, all present voted **AYE. VARIATION REQUESTS APPROVED.**

Application #2:

Hearing #2: Open: 5:12 pm Closed: 5:17 pm

Hearing #2:

To allow Marc Scheiner to increase the height of a fence in the front yard to 5 foot 8 inches in height, in lieu of the allowed 4 foot ornamental fence in the front yard, as stated in the current Zoning Code for R-4 (One Family Residential District) located at 120 N. 18th Street, with a Legal Description of SEC36 T25N R5W Raymond Wrhels Subd Lot 6 (Exc. S 10') SW ¼, in Tazewell County, Illinois, located at 120 N. 18th Street.

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicant, Marc Scheiner addressed the members of the Zoning Board of Appeals in regard to the variation request. Mr. Schiener explained that he raised the fence in height to keep his dogs from jumping over the 4-foot fence, as when the dogs had escaped the yard he had to pay substantial fines. Mr. Scheiner further stated that since the fence remained an open picket type fence that it would be ok to increase the height of the fence.

Mary Lanane then stated that the fence in question is located in the main portion of the front yard of the property.

Chairman John Kennedy then asked if the City had received any calls in regard to the variation application. Building Inspections / Development Director, John Lebeque answered by stating that the City received no calls or feedback in regard to the variation request to increase the height of a fence in the front yard.

Chairman John Kennedy then called for a vote on the variation request. On roll call vote, Nays: Kim Joesting, Mary Lanane Ayes: Chairman John Kennedy, Wayne Altpeter. **VARIATION REQUEST DENIED.**

Application #3:

Hearing #3: Open: 5:18 pm Closed: 5:24 pm

Hearing #3:

To allow Michael McGlasson to reduce the required interior, side yard setback of 5 feet to 3 feet to allow construction of an attached garage and open carport, as stated in the current Zoning Code for R-4(One Family Residential District) located at 1521 Henrietta Street, with a Legal Description of SEC 35 T25N R5W Miller's Addn Lot 9 Blk 8 SE ¼, in Tazewell County, Illinois, located at 1521 Henrietta Street.

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicant, Michael McGlasson addressed the members of the Zoning Board of Appeals in regard to the variation request. Mr. McGlasson stated that he was seeking the variation to reduce the required 5-foot side yard setback by 2 feet in order to locate the new attached garage with the same 3-foot side yard setback that the existing detached garage possessed. Mr. McGlasson further explained that if the proposed garage conformed to the required 5-foot side yard setback that the west wall of the proposed garage would block the rear door of the home, and due to the internal configuration of the home, moving the entry door would not be feasible.

Mary Lanane and Wayne Altpeter then asked for clarification that it was only the east, side yard setback that was the subject of the variation request. Building Inspections / Development Director, John Lebegue answered by stating that the variation would only pertain the east side yard setback and that the proposed garage conformed to all other required yard setbacks.

Chairman John Kennedy then called for a vote on the variation request. On roll call vote, Nays: Mary Lanane Ayes: Chairman John Kennedy, Wayne Altpeter, Kim Joesting. **VARIATION REQUEST APPROVED.**

PUBLIC INPUT:

No public input at this time.

John Kennedy, Chair asked for a motion to adjourn.

MOTION by Wayne Altpeter, seconded by Kim Joesting to **ADJOURN** the meeting. Meeting Adjourned at 5:25pm.

Zoning Board of Appeals
John R. Lebegue, Secretary



Hannah Martin
111 S. Capitol Street
Community Development
Pekin, Illinois 61554
hmmartin@ci.pekin.il.us
(309) 478-5348

Zoning Board of Appeals Review Sheet September 14, 2022

Case V 2022-09

A variance request by the Tina Slick for property located on 1515 Augusta Street to install a carport on a shared drive. Said property is currently zoned R-4 One Family Residential with a legal description SEC 35 T25N R5W NORTHSIDE MANOR #5 LOT 22 NE1/4, with the following PIN: 04-04-35-225-013, in Tazewell County, Illinois.

SUMMARY

The following have been identified as necessary variances to facilitate the project as submitted by the applicant:

- A variance to reduce sideyard setback to 9 inches rather than the required minimum of 36 inches listed in 4-3-7-1(a).

STAFF NOTES

No additional staff notes.



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

RECEIVED

AUG 03 2022

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☒ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>1515 AUGUSTA</u>
	Current Zoning (if known): <u>R-4</u>
	Proposed Zoning (if rezoning request): <u>N/A</u>
	Current Use: <u>Residence - single family</u>
	Proposed Use (if different): <u>N/A</u>

Property Owner Name:	
Mailing Address:	<u>1515 AUGUSTA</u>
Phone:	<u>309-267-4403</u>
Alternative Phone:	
E-Mail Address:	<u>tinastick62@gmail.com</u>

Applicant Name (if different):	
Mailing Address:	<u>none</u>
Phone:	
Alternative Phone:	
E-Mail Address:	





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

I WOULD LIKE AND NEED TO HAVE A CARPORT.
DUE TO AGE AND DISABILITIES IN BOTH ARMS AND HANDS, IT
IS DIFFICULT TO SHOVEL SNOW IN WINTER AND I AM
CONCERNED ABOUT FALLING ON WET PAVEMENT.

GUTTERS WILL BE INSTALLED TO PREVENT RUN OFF OF
WATER TO GO TO STREET AND NOT INTO NEIGHBORS AREA

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Jared A. Allen

Owner Signature

8-3-2022

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

DUKE TO AGE AND DISABILITIES IN BOTH ARMS AND HANDS

DIFFICULT TO SHOVEL

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

yes, driveways touch each other

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

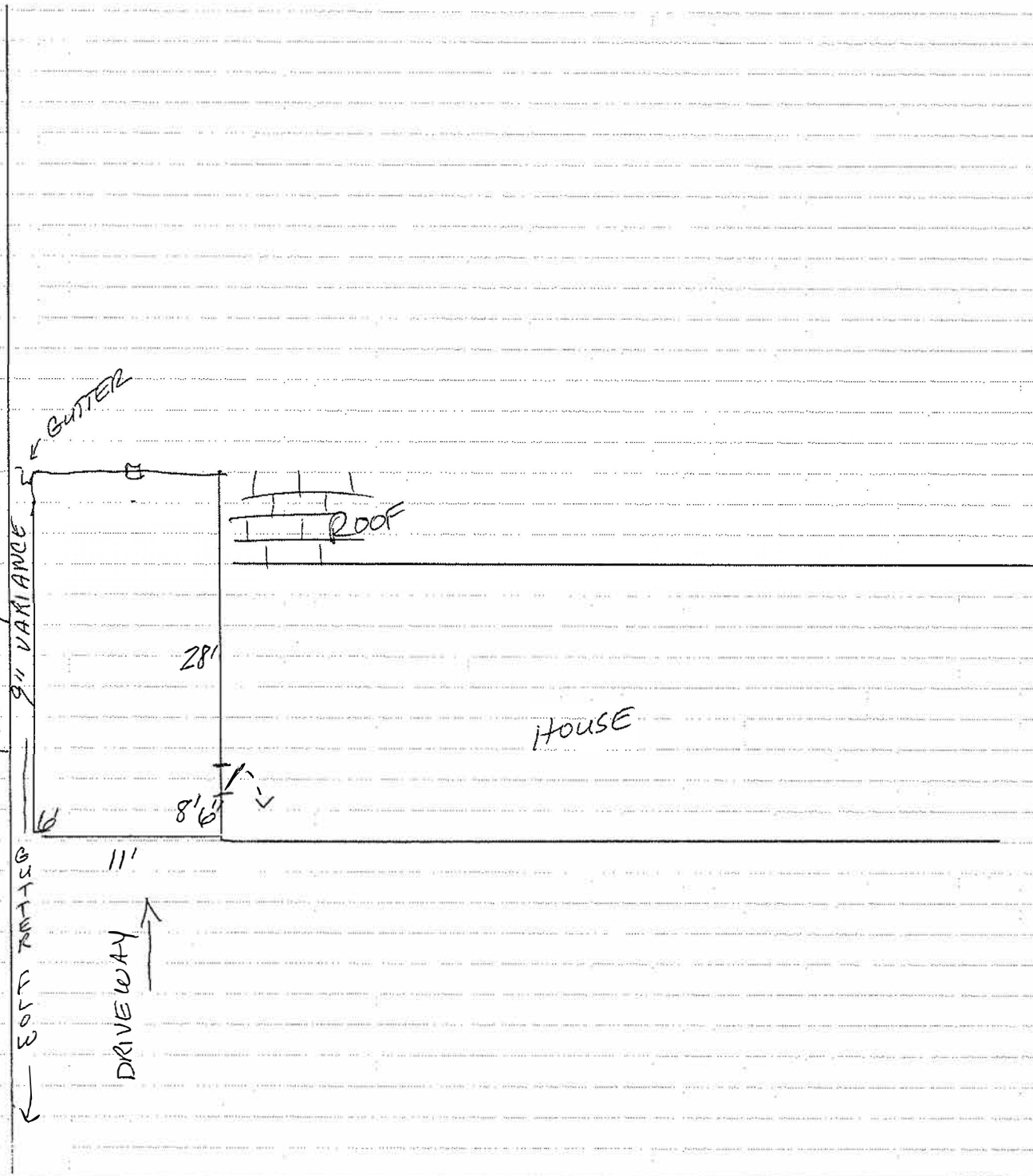
NO

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

YES

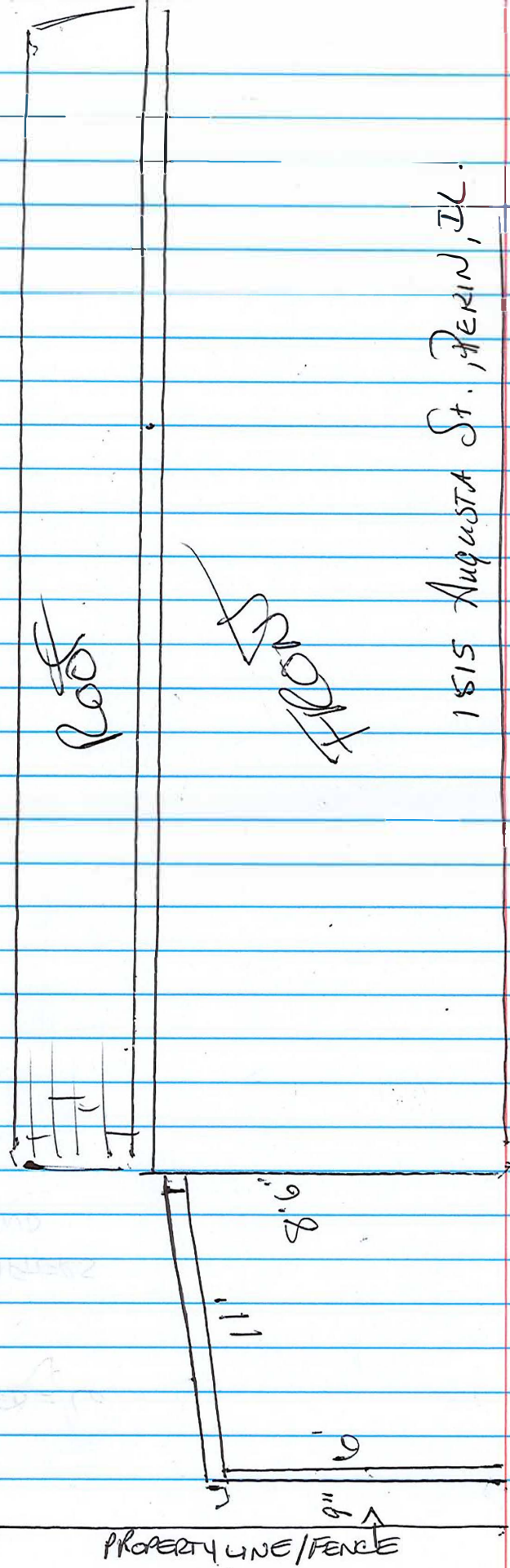
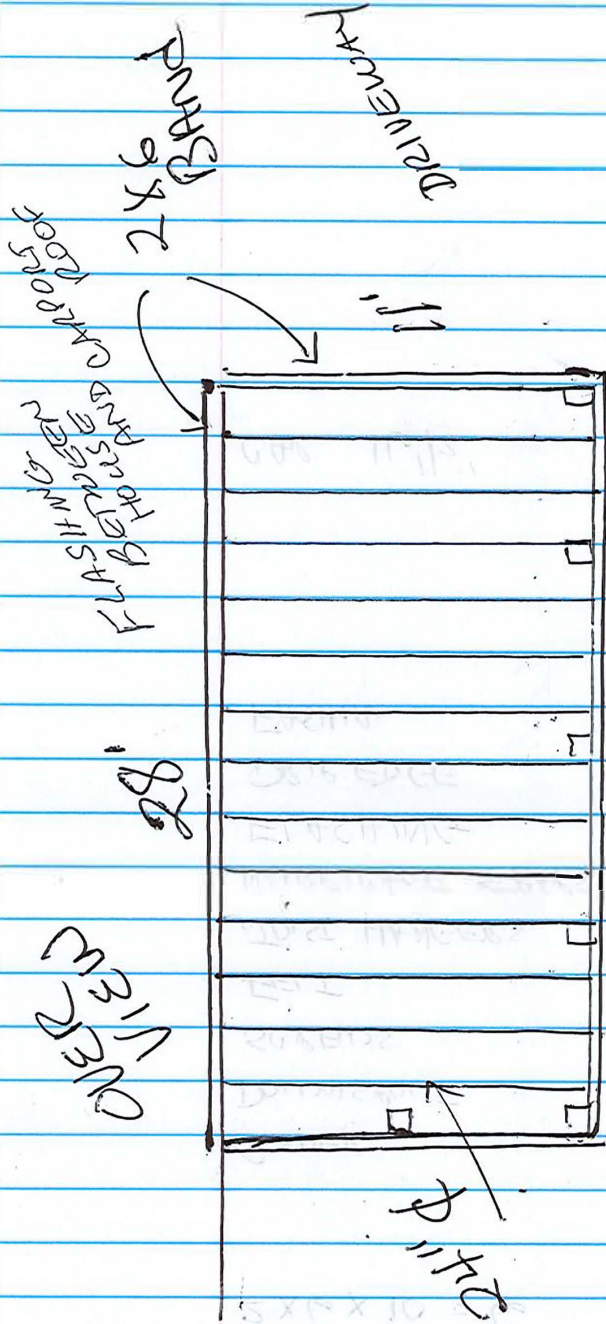
5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

YES



AUGUSTA STREET.

SITE PLAN



1815 Augusta St., PERIN, IL.

Tina L. Slick





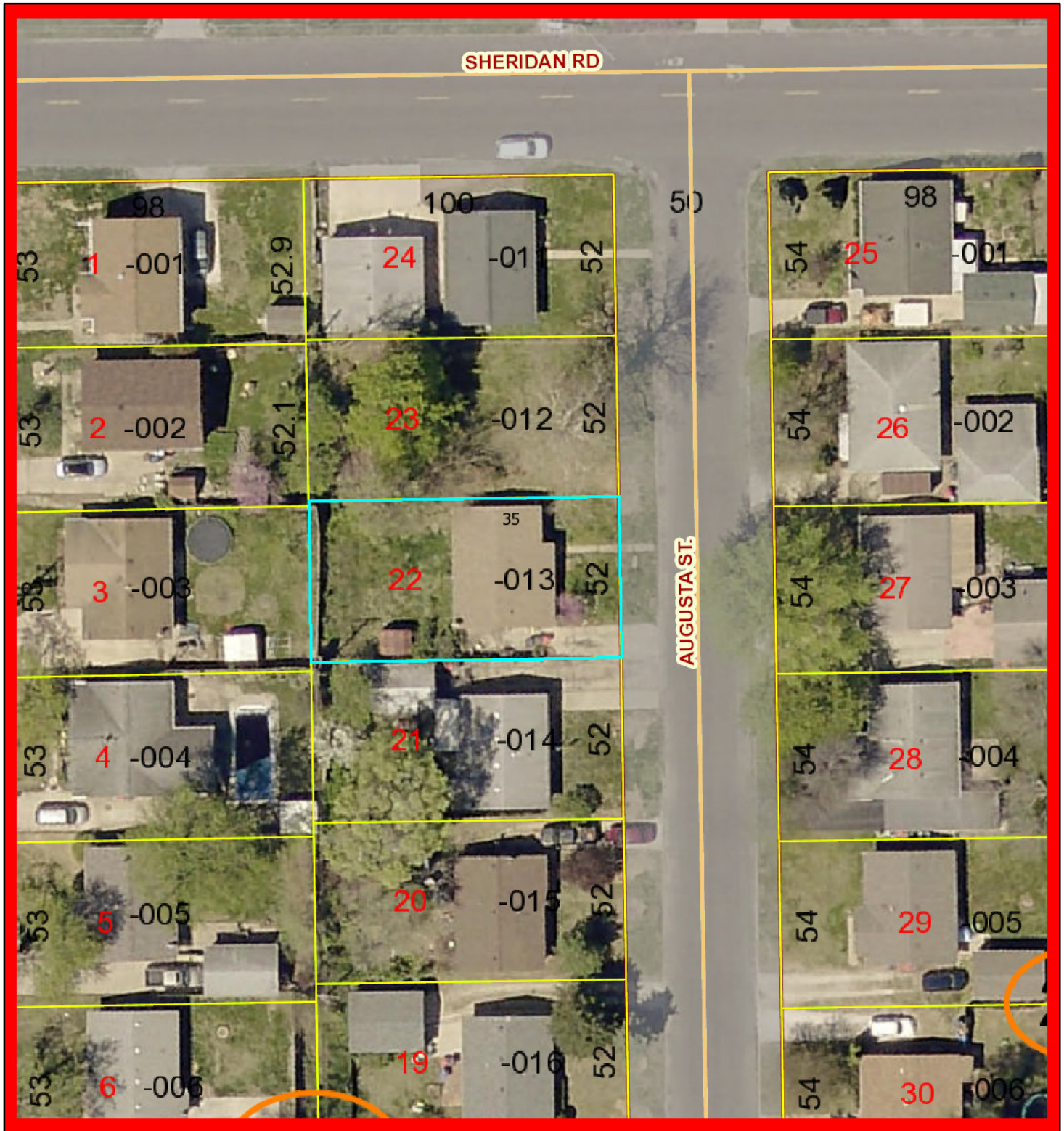
Tazewell County GIS Viewer



0 20 40ft

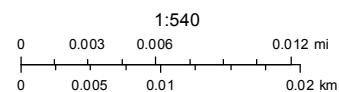


Tazewell County GIS



	I-155	Symbols		Tip 100
	I-474			Tip 400
	I-74			Sections
	IL 29			OwnershipParcels
	IL 98			TaxParcels
	US 150			Blocks
	US 24			ROW
	Streets			Lots

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.





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Zoning Board of Appeals Review Sheet September 14, 2022

CASE V 2022-10

A variance request submitted by James R Markum for property located at lot 607 S 2nd St to build a larger "Morton" building than current setbacks will allow. Said property is currently zoned I-1 with a legal description of SEC 3 T24N R5W CINCINNATI ADDN LOT 17 NW ¼, and with the following PIN: 04-10-03-203-010, in Tazewell County, Illinois.

SUMMARY

Applicant submitted multiple building sizes and wishes to build the maximum allowed by the zoning board.

The following have been identified as necessary variances to facilitate the project as submitted by the applicant:

- Reduce front setback from the required minimum of 30 ft. listed in 4-3-7-1(a).
- Reduce side yard 2 setback from the required minimum of 20 ft. listed in 4-3-7-1(a).
- Reduce rear yard setback from the required minimum of 30 ft. listed in 4-3-7-1(a).

STAFF NOTES

Because of the unique shape of this parcel and the context of surrounding properties, staff encourages leniency on setback particularly on the eastern property line where there is unused 20 feet of public Right-of-Way before a portion of the railroad Right-of-Way. Additionally, the largest of the example buildings in the application would result in a 35% lot coverage which is well below the maximum of 50% in 4-3-7-1(a).



14702

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>607 S. 2nd St. 04-10-03-203-010</u> Current Zoning (if known): <u>F1</u> Proposed Zoning (if rezoning request): _____ Current Use: _____ Proposed Use (if different): _____
---	--

Property Owner Name:	<u>JAMES R MARKUM</u>
Mailing Address:	<u>600 MAIN ST</u>
Phone:	<u>PEKIN</u>
Alternative Phone:	<u>309-397-5147</u>
E-Mail Address:	<u>JIM MARKUMS BANDS @ GMAIL.COM</u>

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



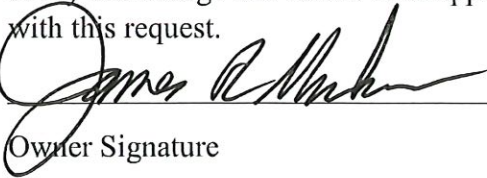
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

I'm looking for a variance to put up a mason-style building to store classic cars of mine. A variance would allow for a bigger building to be built. Due to the unique shape of the property including an alley on the back side, I would be limited in sizing. A variance on the front and back sides would allow more spacing for a larger building.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.


Owner Signature

8-19-22
Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

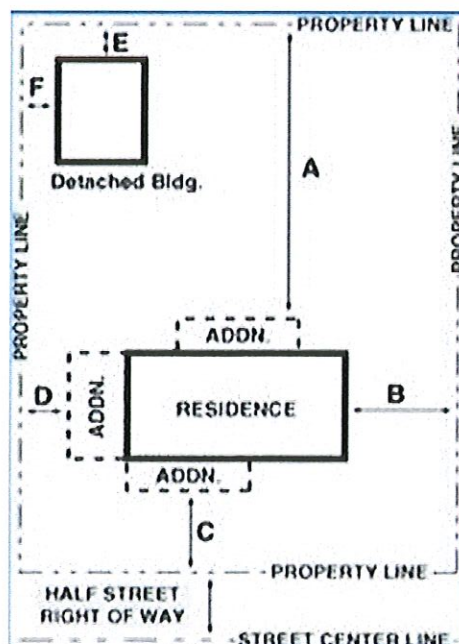
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet ($1" = 50'$) if the subject property is less than three (3) acres and one inch equals one hundred feet ($1" = 100'$) if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the "City of Pekin".

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

The shape of the lot limits the size of buildings I would
like to put up.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

Yes, the front and back sides of the property currently restrict
what can be built.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No, the variance will not impact anybody or any
other properties.

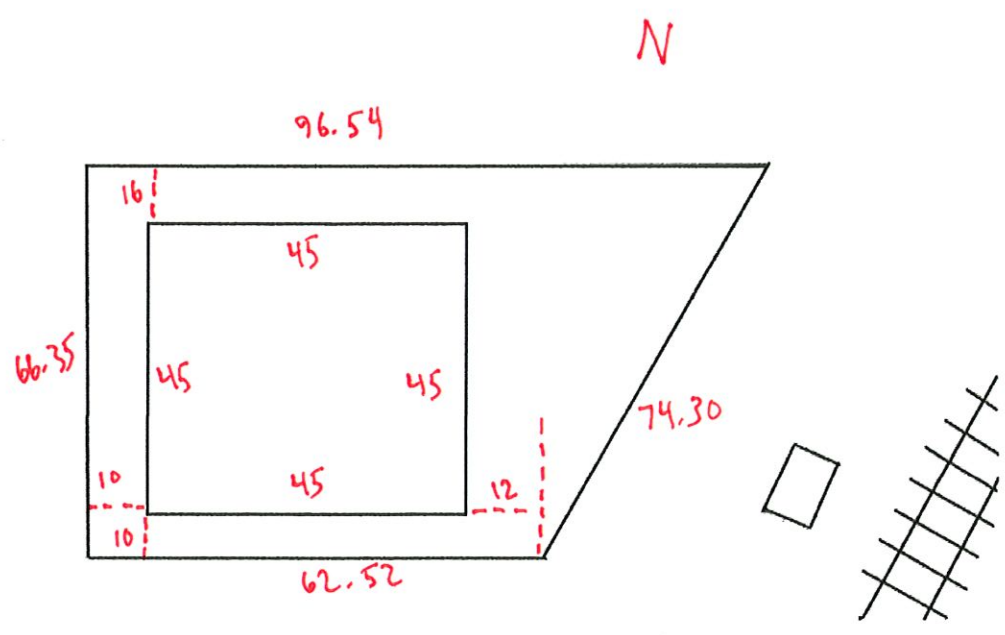
4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes, the current zoning aligns with my intended use.

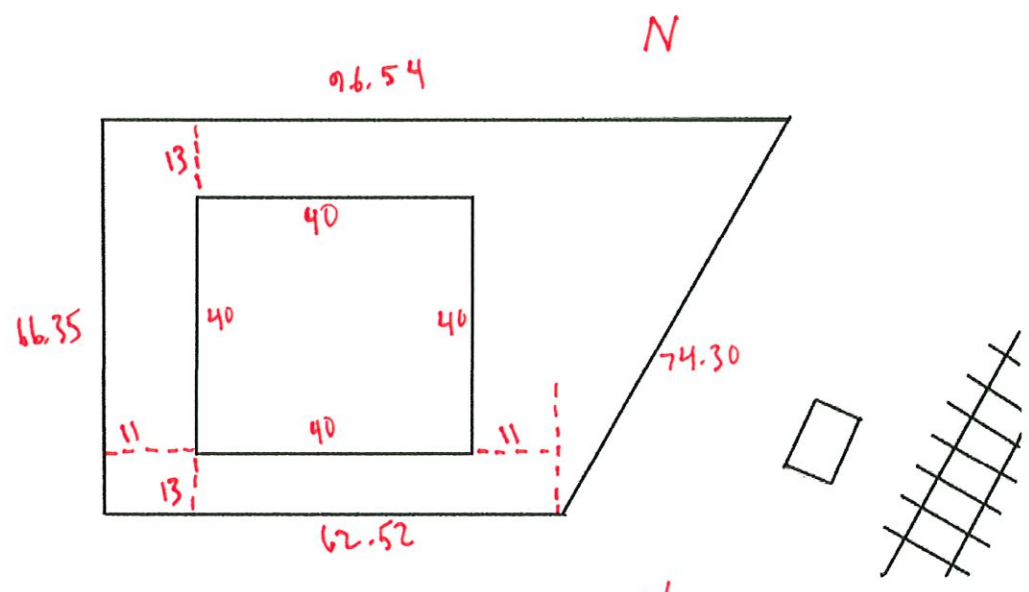
5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes, the lot is now regularly maintained from the
overgrown lot it once was.

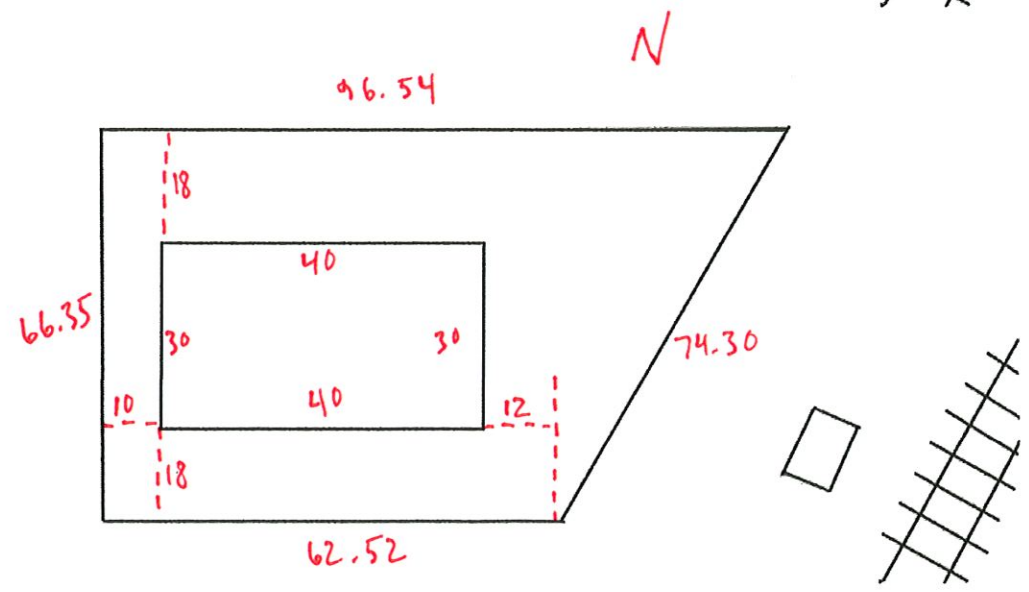
example 1

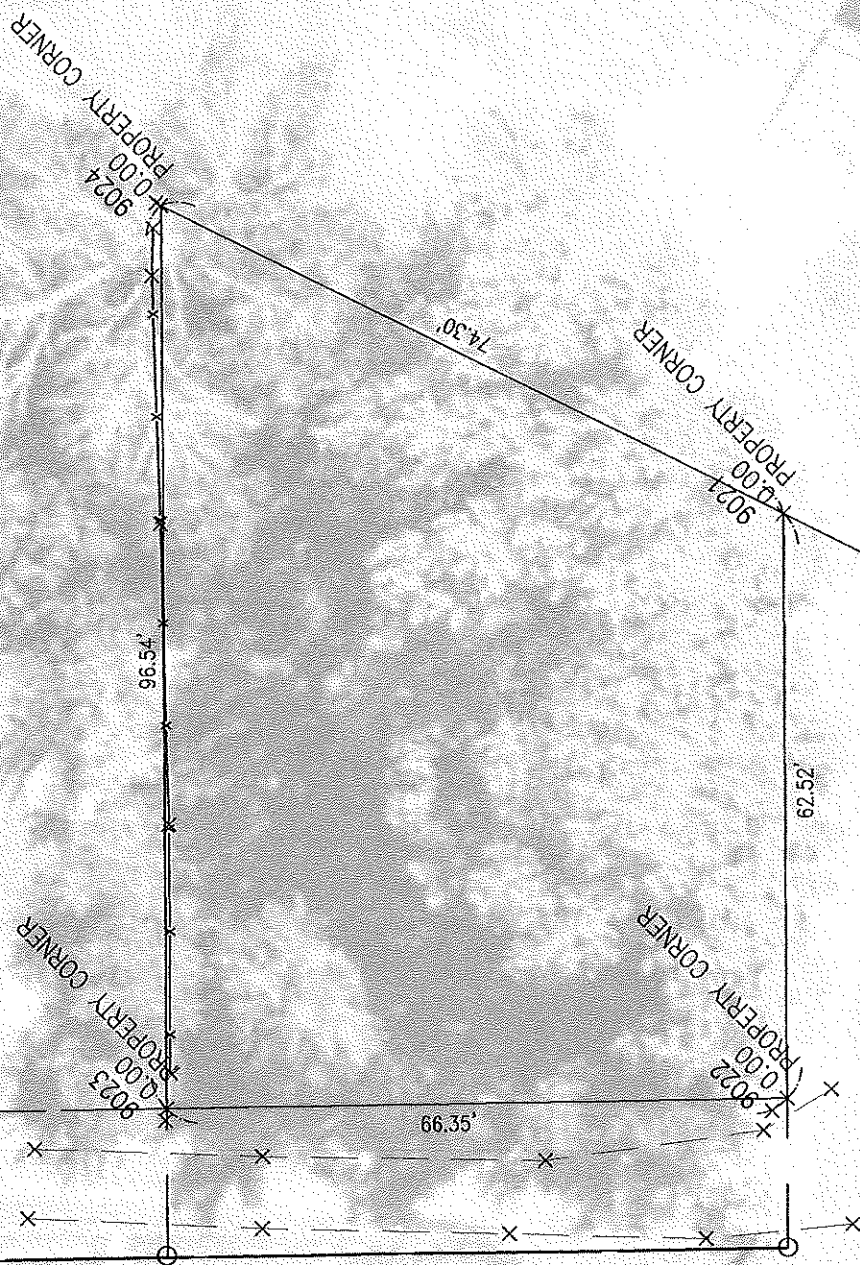


example 2

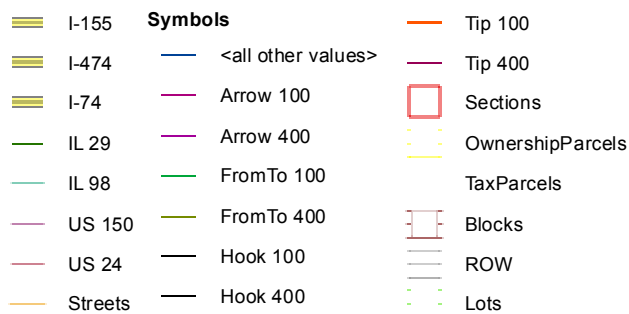


example 3









1:500

0 0.00275 0.0055 0.011 mi

0 0.0045 0.009 0.018 km





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**Zoning Board of Appeals Review Sheet
September 14, 2022**

CASE SU 2022-04

Special use requests submitted by J&J Properties for property located at lot 2331 Lakecrest Drive to sell and repair boats, cars, and trailers. Said property is currently zoned I-1 with a legal description of SEC 23 T25N R5W PEKIN EDGEWATER PARK SEC 5 LOT 60 SE1/4 and with the following PIN: 04-04-23-401-033, in Tazewell County, Illinois.

SUMMARY

This property is currently being used as an automobile repair shop which requires a special use per Code at 4-3-6-6-3(1) or 4-3-6-6-3(5). In requesting the special use, the property owner also indicated that a secondary business is being established on the same parcel that includes retail sales of boats and other recreational vehicles. This secondary use also requires that the parcel be granted a special use at 4-3-6-6-3(4).

As some automobiles associated with the automobile repair business are being stored outside of an enclosed structure, City staff is also requesting further recommendation as to whether the repair business should be classified under subsection (1) which references auto engine and body repair when completely enclosed or subsection (5) which refers to short-term car storage for wrecked automobiles when no such storage is undertaken for wrecking or salvaging. Should the board determine that subsection (5) applies, the property owner will be mandated to fence and gravel the property as described in the Code reference. It has been indicated by the property owner that if subsection (5) applies, then a variance is being requested as to waive the fencing requirement.

In addition to the special use requests, the property owner has also submitted a proposed site plan to significantly expand the parking areas using gravel. If the board recommends that the repair business be considered under subsection (1) as described above, then Code would dictate that the business will need to utilize a solid surface as opposed to gravel unless a variance is provided. Further, if a solid parking surface is required of the applicant, then a variance will be needed for water detention considerations if the site plan is to be approved as submitted.

STAFF NOTES

This item is associated with an open Code Enforcement violation for operating without an approved special use. The violation's administrative hearing was held over to await the outcome of the board and council actions on this item.

To be clear, two special uses are being considered with this request, along with one or more variances dependent on the determination of whether the first use is more appropriately classified under (1): "auto engine and body repair and undercoating shop when completely enclosed" or (5) "short-term car storage for wrecked automobiles where such storage is for periods not to exceed six months and when no such storage is undertaken for the wrecking or salvaging of automobiles or parts thereof. All such storage areas shall be graded and



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(309) 478-5348

maintained to assure adequate drainage, pollution and erosion control for the subject and surrounding properties. The storage area shall comply with all applicable municipal, State and Federal guidelines and regulations for hazardous material waste and pollution control. A minimum recommended surface cover is four inches of coarse gravel or crushed rock over a compacted base. The storage area shall be completely fenced and obscured from public view with solid panels, chain link fence with solid strip panels or similar type of construction.”



32866

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

Type of Request (check one): ☒ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>2331 Lake Crest Drive, Pekin, IL</u> Current Zoning (if known): <u>I-1</u> Proposed Zoning (if rezoning request): <u>Special</u> Current Use: <u>Auto Repair</u> Proposed Use (if different): <u>Auto Repair, Auto Sales, Boat Sales & Trailer Sales</u>
---	--

Property Owner Name:	<u>J+J Properties</u>
Mailing Address:	<u>1139 Wesley Rd. North Pekin, IL 61554</u>
Phone:	<u>309-264-2376</u>
Alternative Phone:	<u>309-657-8909</u>
E-Mail Address:	<u>Sales@mid-illini autos.com</u>

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

Special Use requested To sell boats, cars, & Trailers.
Also Repair Vehicles, Boats, & Trailers.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

A handwritten signature in dark ink, appearing to be "J. [unclear]", written over a horizontal line.

Owner Signature

A handwritten date "8/22/22" in dark ink, written over a horizontal line.

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

Date

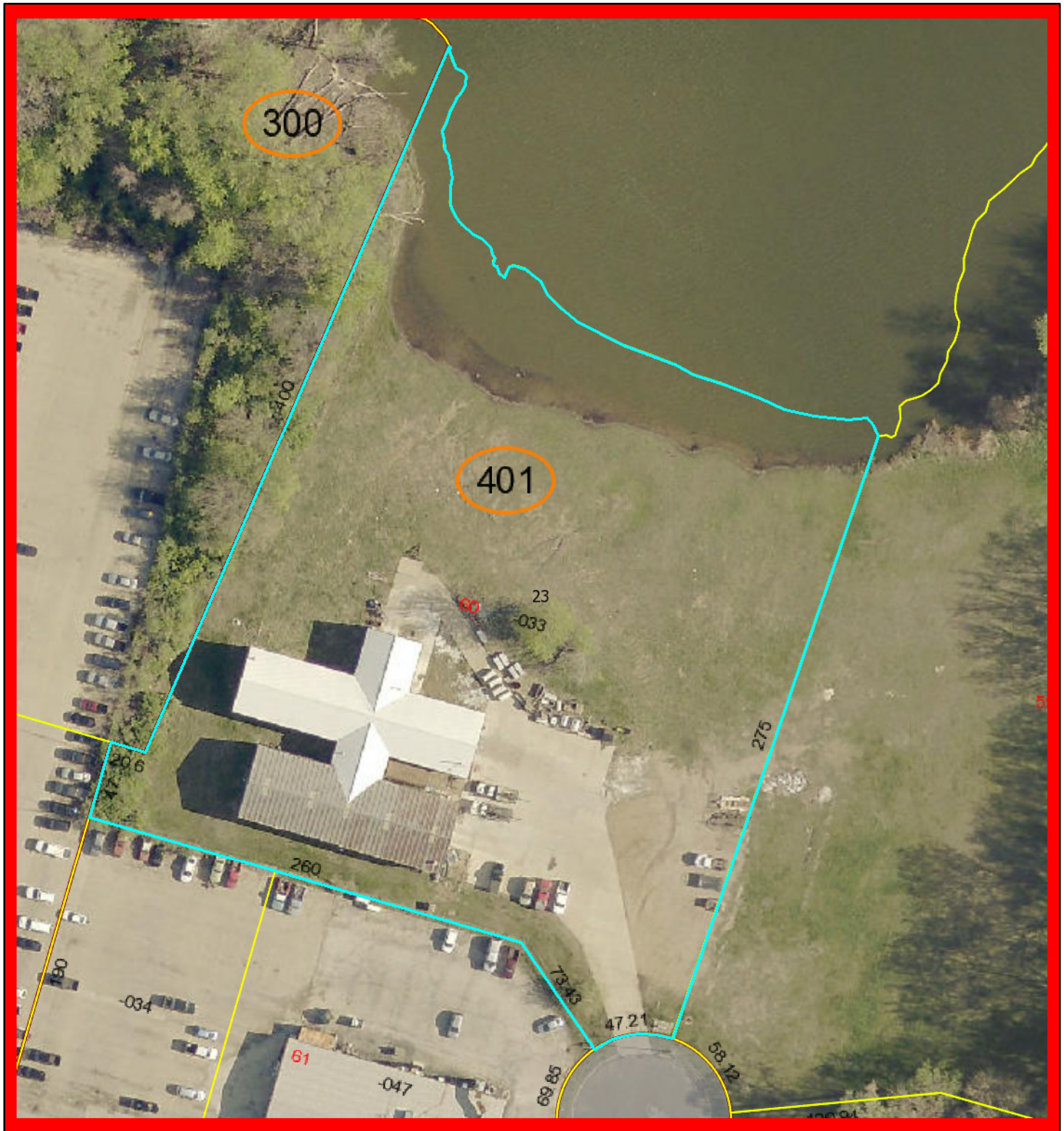
**RAY DENNISON
CHEVROLET**

EXISTING SERVICE BUILDING

**PROPOSED SALES
OFFICE**

GERBER COLLISION
BODYSHOP

Tazewell County GIS



Symbols	
I-155	<all other values>
I-474	Arrow 100
I-74	Arrow 400
IL 29	FromTo 100
IL 98	FromTo 400
US 150	Hook 100
US 24	Hook 400
Streets	
Tip 100	Sections
Tip 400	OwnershipParcels
	TaxParcels
	Blocks
	ROW
	Lots

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.

