

Pekin Zoning Board of Appeals Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
September 13, 2023
5:00 PM

A meeting of the Pekin Zoning Board of Appeals will be held at Pekin City Hall, 111 South Capitol Street, City of Pekin, Illinois, on the 13th day of September 2023, at 5:00 PM.

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval from July 12, 2023
- IV. City Council Action Report
- V. Applications and Hearings
- VI. Other Items for Consideration and Recommendation
- VII. Informal Discussion
- VIII. Public Input
- IX. Adjourn

Case SPR 2023-01(Tabled from May 10, 2023)

A site plan review submitted by Enviro-Safe (Randy & Julie Price) for the Construction of a 12,000 Sq Ft Gymnasium and Community center.at 320, 324, 326, 328 and 330 Court St. Said property is zoned B-2 Central Business District with a legal description of SEC 34 T25N R5W ORIGINAL TOWN E2' OF 4 & W21' OF LOT 5 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN E 29' LOT 5 & W 1/2 LOT 6 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN E 1/2 OF LOT 6 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN W 1/2 LOT 7 BLK 46 SE ¼, with the following PIN: 04-04-34-438-010, 04-04-34-438-011, 04-04-34-438-012, 04-04-34-438-013, 04-04-34-438-014 in Tazewell County, Illinois

Other Items for Consideration and Recommendation

Informal Discussion

Public Input

Adjourn

Nic Maquet, Secretary, Pekin Board of Appeals

Pekin Zoning Board of Appeals
111 S. Capital Street
City Council Chambers 2nd Floor July 12, 2023
5:00 PM

Present: Bill Craig, Daryl Dagit, Chris Deverman, Donald Hild, David Huskisson, Kim Joesting, Kelly Madden, James Ruth, Steve Thompson (left meeting at 5:40pm), and Amy Wilson (arrival time 5:10pm).

The regular meeting of the Pekin Board of Appeals was called to order and quorum was declared. Staff present: Nic Maquet (Chief Building Official), Alina Kramer (Admin Assistant) and Jeff Gastel (Legal Counsel).

The meeting was called to order at 5:00 PM. Motion by Commissioner Thompson to approve the agenda and second by Commissioner Ruth. Motion carried unanimously.

Motion by Commissioner Craig to approve minutes for the May 10, 2023 meeting, second by Commissioner Deverman. Motion carried unanimously.

City Council Action report by Nic Maquet:

All Zoning cases that were recommended for approval during the May 10, 2023, Zoning Board of Appeals meeting were approved at the regular scheduled City council meeting held on Monday May 22, 2023.

- Case V 2023-04 was Approved.
- Case V 2022-08 was Approved.
- Case V 2023-05 was Approved.
- Case SU-2023-01 was Approved.
- Case V 2023-06 was Approved.
- Case RZ 2023-02 was Approved.

Case V 2023-07

A variance request submitted by Andreia R. Foster for the property located at 1903 Alameda Ct to allow for an inground swimming pool to be built in the side yard. Said property is zoned R-1 One Family Residential and with a legal description, SEC 11 T24N R5W SAUSALITO BAY EST LOTS 18-A & 19-A NE 1/4 .39 AC, with the following PIN: 10-10-11-213-025, in Tazewell County, Illinois.

Open Public Hearing: 5:03pm

Closed Public Hearing: 5:04pm

Commissioner Hild asked about the requirements for a fence and Nic states that a fence is not required for an above ground pool that is over 48 inches if it has a lifting and locking ladder. An inground pool requires a four-foot fence (with or without a cover). Commissioner Hild states that there is a concern with installers telling their customers that they do not need a fence if they have a cover (on an inground pool) which is incorrect. Nic stated the city is looking to update the code in regards to pools/fence/covers.

Motion made by Commissioner Madden and second by Huskisson. Motion approved 9-0

Case V 2023-08

A variance request submitted by Heather & Ryan Thomas to reduce the side and rear yard setbacks at 229 Koch St. Said property is zoned RM-2 Multiple Family Residential and with a legal description, SEC 3 T24N R5W ROSEDALE ADDN LOT 280 SW 1/4, with the following PIN: 04-10-03-322-013, in Tazewell County, Illinois.

Open Public Hearing: 5:07pm

Closed Public Hearing: 5:07pm

No discussion

Motion made by Commissioner Thompson Second by Commissioner Hild. Motion approved 9-0.

Case V 2023-09

A variance request submitted by Phil & Diana Cousineau for the property located at 1915 ½ Willow St. to reduce the west side yard setback from 5ft to 4ft to allow for a room addition to be built onto the rear of the residence. Said property is zoned R-3 One Family Residential and with a legal description, SEC 36 T25N R5W EAST WILLOW ADDN W 35' OF LOT 7 NW 1/4, with the following PIN: 04-04-36-112-037, in Tazewell County, Illinois.

Open Public Hearing: 5:10pm

Closed Public Hearing: 5:11pm

Phil Cousineau (property owner) states he is wanting to add a small room to the rear of the residence. No further discussion.

Motion made by Commissioner Joesting and Second by Thompson. Motion approved 9-0

Case V 2023-10

A variance request submitted by Robert Morris to reduce the minimum required distance of 10ft that is required between the primary structure and the garage to approximately 2ft at 1405 Henry St. Said property is zoned R-4 One Family Residential and with a legal description, SEC 2 T24N R5W STUCKEYS ASSESSMENT PLAT LOT 22 (50' X 60') SE 1/4, with the following PIN: 04-10-02-431-018, in Tazewell County, Illinois.

Open Public Hearing: 5:14pm

Closed Public Hearing: 5:15pm

The contractor for the proposed project, Bob Star, spoke on behalf of the Robert Morris and stated that the resident is wanting to rebuild the garage exactly as it was prior to the garage being demolished.

Motion to approve made by Commissioner Craig and second by Commissioner Madden. Approved 9-0

Case V 2023-11

A variance request submitted by Gale Credit Union to reduce the minimum required property line setback of 10ft to a zero-property line setback on the northwest property line at 2990 Court St. Said property is zoned B-3 General Business and with a legal description, SEC 12 T24N R5W SUNSET HILLS EXT 10 LOT G OF LOT 1 NE 1/4, with the following PIN: 10-10-12-216-016, in Tazewell County, Illinois.

Open Public Hearing: 5:20pm

Closed Public Hearing: 5:22pm

The CEO/president explained his plans to construct Gale Credit Union with a drive up teller (with monitors). At this time Gale Credit Union would only occupy half of the building but they are working toward occupying more.

A motion to discuss case V2023-11, SU 2023-02 and SPR 2023-02 as one was made by Commissioner Craig and Seconded by Deverman.

Motion to approve case V 2023-11 was made by Commissioner Craig and second by Deverman. Motion approved 9-0.

Case SU 2023-02

A Special Use request submitted by Gale Credit Union to allow for the construction and use of a drive-up bank teller at 2990 Court St. Said property is zoned B-3 General Business and with a legal description, SEC 12 T24N R5W SUNSET HILLS EXT 10 LOT G OF LOT 1 NE 1/4, with the following PIN: 10-10-12-216-016, in Tazewell County, Illinois.

Open Public Hearing: 5:29pm

Closed Public Hearing: 5:29pm

Commissioner Deverman and Huskisson discussed what parking is available. Randy (President) stated that to his knowledge there is zero parking issues. Nic said that we would require 17 parking spots and currently the plan shows 22 parking spots. Commissioner Hild has concerns about the traffic stacking and Nic explained there is enough room as each station has enough room for 3 spaces at 20 feet per “space” in length. Randy explained that one and a half car(s) can fit under the canopy and he does not see any issues with stacking. Commissioner Hild asked if Randy would be willing to adjust and move....six feet closer to court street and Randy agreed. Randy stated he would be will willing to move six feet and more if allowed.

Motion to approve made by Commissioner Deverman and second by Commissioner Joesting. Approved 9-0

Case SPR 2023-02

A site plan review has been submitted by Gale Credit Union to allow for the construction of a drive-up bank teller at 2990 Court St. Said property is zoned B-3 General Business and with a legal description, SEC 12 T24N R5W SUNSET HILLS EXT 10 LOT G OF LOT 1 NE 1/4, with the following PIN: 10-10-12-216-016, in Tazewell County, Illinois.

Open Public Hearing: 5:45pm

Closed Public Hearing: 5:45pm

Motion made to approve by Steve Thompson and Second by Deverman Motion approved 9-0

Subdivision and Vacation Plat Review

Subdivision and Vacation plat review for property located in the 100 block of Broadway St. ROW Property will be vacated to the adjoining property owner as shown in the plat of survey.

Motion to approve made by Commissioner Thompson and second by Deverman. Approved 9-0

Other Items for Consideration and Recommendation**Informal Discussion:**

Nic stated that mayor suggest we look at the codes regarding a pool/fence and possibly amend it.

Adjourn: Meeting closed at 6:10PM

Nic Maquet, Secretary, Pekin Board of Appeals



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City Council Action Report
Meeting Date
MONDAY, July 24, 2023 5:30 PM

All Zoning cases that were recommended for approval during the July 12, 2023, Zoning Board of Appeals meeting were approved at the regular scheduled City council meeting held on Monday July 24, 2023.

- Case SPR 2023-02 was Approved.
- Case SU 2023-02 was Approved.
- Case V 2023-11 was Approved.
- Case V 2023-10 was Approved.
- Case V 2023-09 was Approved.
- Case V 2023-08 was Approved.
- Case V 2023-07 was Approved.
- Brotherton Plat was Approved



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Zoning Board of Appeals Review Sheet September 13, 2023

CASE SPR 2023-01

A site plan review submitted by Enviro-Safe (Randy & Julie Price) for the Construction of a 12,000 Sq Ft Gymnasium and Community center with second floor residential living at 320, 324, 326, 328 and 330 Court St. Said property is zoned B-2 Central Business District with a legal description of SEC 34 T25N R5W ORIGINAL TOWN E2' OF 4 & W21' OF LOT 5 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN E 29' LOT 5 & W 1/2 LOT 6 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN E 1/2 OF LOT 6 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN W 1/2 LOT 7 BLK 46 SE ¼, with the following PIN: 04-04-34-438-010, 04-04-34-438-011, 04-04-34-438-012, 04-04-34-438-013, 04-04-34-438-014 in Tazewell County, Illinois.

SUMMARY

The applicant wishes to construct a fully sprinkled 12,000 Sq ft gymnasium and community center with second floor residential living. A gymnasium and community center is not currently a specified use within the zoning code under a B-2. The parcels are currently in the process of being combined by Tazewell County.

- Property is Currently zoned B-2
- Allowable Lot Coverage is 100%
- No minimum setbacks are required from the property lines.
- The applicant wishes to discharge all storm water into the city's existing combination sewer.
- The applicant has applied for parcel combination from Tazewell County
- The owner would utilize the current downtown public parking lot on Margaret st and the current public on street parking as needed. City Council has approved this Variance
- The owner has stated that bus parking would be located at 306 Court St.
- The building will include a fire suppression system.

STAFF NOTES

Staff have not been given an engineered site plan at this time.



Site Address I-474 IL 98 Streets

TaxParcels I-74 US 150

 I-155
 IL 29
 US 24

Tazewell County GIS personnel 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 or other legal research. Tazewell County GIS assumes no liability for any loss resulting therefrom. 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.



* [H] - handicap access

Alternative Phone:

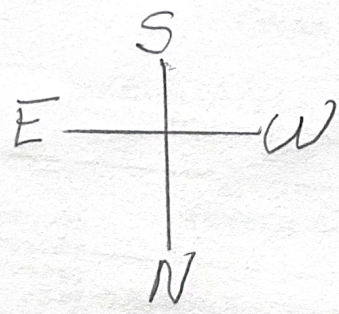
[H] Electric & Gas Utility Alley 4 ft

Exhibit A [H]

TORIN

90 ft

145 ft



5 ft

306 Carr

[H]

[H]

[H]

[H]

Sidewalk

Court Street

Sewer Connection

Tazewell County GIS



Site Address	I-74	IL 98	Streets
TaxParcels	I-74	US 150	
I-155	IL 29	US 24	

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