

**Pekin Zoning Board of Appeals
City Council Chambers
111 S. Capitol Street, 2nd Level
September 13, 2017
5:00pm**

Present:

John Kennedy, Chair
Mary Lanane
Kim Joesting
Wayne Altpeter

Chris Lang
Greg Henderson

Staff Present: Attorney Scott Kriegsman, John Lebegue, Building
Inspections/Development Director

John Kennedy, Chair led the pledge of allegiance.

John Kennedy, Chair called the regular meeting of the Zoning Board of
Appeals to order.

Roll call was taken and a quorum declared.

John Kennedy, Chair asked for approval of the Agenda.

MOTION by Kim Joesting, seconded by Greg Henderson to approve the Agenda as
presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

John Kennedy, Chair asked for approval of the July 12, 2017 Minutes.

MOTION by Mary Lanane, seconded by Wayne Altpeter to approve the Minutes of
July 12, 2017 as presented. On roll call vote, All present voted **AYE**.
MOTION APPROVED.

Application #1:

Hearing #1: Open: 5:03pm Closed: 5:08pm

Hearing #1:

To allow Duane Drummond, owner, a variance to decrease the required setback
of 35 feet from any front lot line for a swimming pool, to permit the
installation of an above-ground swimming pool in the front yard facing Hoff
Street, which is currently not allowed as stated in Section 9-4A-
2, (A), (3) of the current Zoning Code for R-4 (Single Family Residential),
with a PIN# 04-10-03-314-00 and Legal Description of Sec 3 T24N R5W
Rosedale Addn. Lot 128 SW ¼ in Tazewell County, located at 218 Sapp Street.

Discussion: After Chairman John Kennedy asked if anyone had any questions
or wished to speak concerning the matter, applicant, Duane Drummond came
forward and addressed the members of the Zoning Board of Appeals. Mr.
Drummond explained that the existing aboveground pool was 23 feet from Hoff

Street and that he placed the pool in that location due to the presence of overhead power lines in the rear yard behind the house. Mr. Drummond further stated that a sewer cleanout is located in the rear yard that also prevented the swimming pool from being located in that area.

Kim Joesting then asked Mr. Drummond how he was keeping kids out of the pool since there is no fence around the pool. Mr. Drummond answered by stating that he had removable stairs and that per City requirements, if a pool was 48 inches in height, a separate fence was not required, as the wall of the pool acts as a barrier.

Mary Lanane then asked if that was the City's regulation for swimming pools. Building Inspections / Development Director John Lebegue answered by stating that, yes, that was the City's regulations concerning swimming pools.

Chairman John Kennedy then called for a vote on the variation request. On roll call vote, all present voted **AYE**, with Wayne Altpeter stating that he was voting yes, with the condition that a fence be installed to enclose the pool. **VARIATION REQUEST APPROVED.**

Application #2:

Hearing #2: Open: 5:08 pm Closed: 5:13 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 $\frac{1}{4}$, 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 needed a fence greater than 4 feet in height to keep his dogs from jumping over the 4-foot fence. Mr. Scheiner further explained that he revised his variance request and that he wishes to install the fence in only the front yard area to the south of the home.

Kim Joesting then asked what yard was to the east of the home. Building Inspections / Development Director, John Lebegue answered by stating that the yard at the east side of the home is the interior side yard.

Kim Joesting then asked the applicant if the wood fence was going to be installed along the south property line where bushes currently existed. Mr. Scheiner answered by explaining that he was planning on installing chicken wire along the bushes in lieu of installing the wood fence in that area. Mr. Scheiner further explained that the fence would be installed to the south of the home and be installed along 18th Street where the existing posts were located.

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

Application #3:

Hearing #3: Open: 5:13 pm Closed: 5:18 pm

Hearing #3:

To allow Brandon and Kate Krumholz, owners, to replace an existing, non-conforming 6 foot, solid wood fence in the front yard facing Knollwood Terrace, in lieu of the allowed 4 foot, ornamental fence in the front yard as stated in the current Zoning Code for R-2 (One Family Residential District), with PIN# 04-04-36-108-012 and Legal Description of SEC 36 T25N R5W Greenbrier Subd. Lot 14 NW 1/4, in Tazewell County, Illinois, located at 1300 Veerman Street.

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicants, Brandon and Kate Krumholz explained that they were seeking the variance to replace the existing 6-foot solid wood fence with a 6-foot white, vinyl fence in the same location to improve the appearance of the property.

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

PUBLIC INPUT:

No public input at this time.

John Kennedy, Chair asked for a motion to adjourn.

MOTION by Mary Lanane, seconded by Kim Joesting to **ADJOURN** the meeting. Meeting Adjourned at 5:19pm.

Zoning Board of Appeals
John R. Lebeque, Secretary