THE REGULAR SCHEDULED ZONING BOARD OF APPEALS MEETING OF WEDNESDAY, JANUARY 10, 2024 HAS BEEN RESCHEDULED TO ZONING BOARD OF APPEALS MEETING WEDNESDAY, JANUARY 17, 2024
5:00 PM

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

5. City Council Action Report

5.1. City Council Action Report

6. Unfinished Business

6.1. **Case SPR 2023-04**
A site plan review has been submitted by La Fiesta to allow for the construction of a parking lot expansion and a proposed future building. Said property is zoned B-3 General Business with a legal description, SEC 7 T24N R4W WALTON SUBD LOT 4 SE 1/4 .80 AC, with the following PIN:11-11-07-400-035 Tazewell County, Illinois

7. New Business

7.1. **Case V 2024-01**
A variance request submitted by Theodore & Jennifer Percefull for the property located at 2104 Lafayette Ave. to allow for the addition to an existing garage. Said property is zoned R-3 One Family Residential and with a legal description, SEC 25 T25N R5W HOLIDAY HILLS SEC 8 LOT 294 SW 1/4, with the following PIN: 04-04-25-316-012, in Tazewell County, Illinois.

7.2. **Case SU 2024-01**
A Special Use request submitted by O'Rourke Enterprises, LLC for the operation of a Veterinary Clinic at 1327 Executive Ct. Said property is currently zoned B3-General Business with a legal description of SEC 11 T24N R5W GINGOTEAGUE SEC 4-FINAL PLAT LOT 7 SE 1/4 .82 AC with the following PIN: 10-10-11-412-003 in Tazewell County, Illinois.

7.3. **Case RZ 2024-02**
A Rezoning request submitted by the City of Pekin to AG-Agricultural for the property located at 3281 Edgewater Dr. Said property has a legal description of, SEC 20 T25N R4W W 1/2 OF NW ¼ and SEC 17 T25N R4W W 1/2 OF SW ¼, with the following

PINs: 05-05-20-100-001, 05-05-17-300-001, in Tazewell County, Illinois.

8. Any Other Business To Come Before The Board

9. Public Input

10. Adjourn

PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, DECEMBER 13, 2023 AT 5:00 PM

Pledge of Allegiance

Pledge of Allegiance led by Nic Maquet.

Call to Order

The regular meeting of the Zoning Pekin Board of Appeals was called to order and all members were physically present except for Commissioner Lanane. A quorum was declared by Chairman Hild.

Attendee Name	Organization	Title	Status	Arrived
Bill Craig	Zoning Board of Appeals	Vice Chair	Present	5:00 PM
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chair	Present	5:00 PM
David Huskisson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kim Joesting	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Mary Lanane	Zoning Board of Appeals	Commissioner	Absent	--:-- PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Steve Thompson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:00 PM

Approve Agenda

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Commissioner Thompson
SECONDER:	Commissioner Huskisson
AYES:	Commissioner Craig, Deverman, Hild, Huskisson, Joesting, Madden, Thompson and Wilson.
ABSENT:	Commissioner Lanane

Approval of Minutes

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Commissioner Craig
SECONDER:	Commissioner Deverman
AYES:	Commissioners Craig, Deverman, Hild, Huskisson, Joesting, Madden, Thompson and Wilson
ABSENT:	Commissioner Lanane

4.1. Zoning Board of Appeals - Regular Meeting - November 8, 2023

City Council Action Report

5.1. City Council Action Report

Presented by Nic Maquet with no further discussion.

New Business

6.1. Case SU 2023-05

A Special Use request submitted by Sean Rogers for the operation of an automobile repair/sales business at 209 Derby St. Said property is zoned I-1 Light Industrial with a legal description of SEC 3 T24N R5W JAMES A EDDS ASSESSMENT PLAT LOTS 5-6-7 & 8 BLK 5 SW 1/4 with the following PIN: 04-10-03-308-011 in Tazewell County, Illinois.

Chairman Hild opened the public hearing at 5:01pm

Sean Rogers, petitioner, explained that he was advised to apply for a special use because he would like to sell used cars (occasionally), approximately 10 cars per year. He also asked about the requirement for an oil separator system which he does not currently have. Nic explained that the state plumbing code requires a floor drain, and he would get the code to Sean so that Sean can give it to his landlord.

Chairman Hild closed the public hearing at 5:04pm

Motion made by Commissioner Thompson, Second by Commissioner Kelly.

Commissioner Huskisson asked the owner about the plans for the property in regard to cleanliness and Sean said that his plan is not to allow the property to look like a junkyard and will work on cars as they come in and then move them out. Commissioner Craig asked Sean if he had ever ran a business in Pekin before and Sean stated that personally, he has not but his family has.

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Commissioner Thompson
SECONDER:	Commissioner Kelly
AYES:	Commissioner Craig, Deverman, Hild, Husisson, Joesting, Madden, Thompson and Wilson
ABSENT:	Commissioner Lanane

6.2. Case SU 2023-06

A Special Use request submitted by Teen Challenge Illinois for the operation of an alcohol/drug rehabilitation home at 2221 Parkway Dr. Said property is currently zoned R3-One Family Residential and is pending a zoning change to OS-1 Office Service District with a legal description of SEC 25 T25N R5W HOLIDAY HILLS SEC

7 LOT 379 SW 1/4 3.08 AC with the following PIN: 04-04-25-312-021 in Tazewell County, Illinois.

Chairman Hild opened the public hearing at 5:09 pm

Valerie Moehle (attorney representing Teen Challenge) spoke on behalf of Teen Challenge and asked if zoning would consider this case being tabled until January 2024 but if we (ZBA Committee) choose to proceed, then she would need to withdraw the case. Kate Swise suggested laying the case over until January 10th, 2024. Steve Sangalli asked about the six-month rule, and he would like to know how this is valid since city council denied the rezoning. Steve expressed his concern and does not think it should be allowed to be brought before zoning (for another six months).

Chairman Hild closed the public hearing at 5:15 pm

RESULT:	**TABLED TO JANUARY 10, 2024 (UNANIMOUS)**
MOVER:	Commissioner Thompson
SECONDER:	Commissioner Craig
AYES:	Commissioner Craig, Deverman, Hild, Huskisson, Joesting, Madden, Thompson and Wilson
ABSENT:	Commissioner Lanane

6.3. <u>Case SPR 2023-03</u>

A site plan review has been submitted by St. Joseph's Church to allow for the construction of a building addition and parking lot at 303 S. 7th St. Said property is zoned RM-3 Residential Multi Family with a legal description, SEC 2 T24N R5W COLTS ADDN LOTS 16 THRU 22 NW 1/4, with the following PIN: 10-10-12-216-016, in Tazewell County, Illinois. The project will also include the following parcels: 04-10-02-101-001, 04-10-02-103-001 through 04-10-02-103-004, 04-10-02-103-006 through 04-10-02-103-009 and 04-10-02-106-001 in Tazewell County, Illinois.

Chairman Hild opened the public hearing at 5:17 pm

Sam Lahood, project engineer for Austin Engineering, explained that this has been an ongoing plan and described the details of the plans.

Lou Miller, attorney for St. Joseph explained that when they originally submitted this plan there was a setback of 10 feet as opposed to the RM3 setbacks of 15 feet on each side. Lou feels the original plan was approved and that should stand.

Bruce, a resident who lives close to the church, asked why the plan does not show any screening which he feels there should be. Bruce also asked for clarification of the rezoning of parking lots, Nic clarified. Kate Swise explained that nothing is being rezoned at this time. Commissioner Chris Deverman also assured Bruce that there has been discussion in regard to screening and they (St. Joseph) will be required to supply (the screening). Commissioner Craig also explained to Bruce that the lighting requirements would need to be met as well.

Chairman Hild closed the public hearing at 5:35 pm

Motion made by Commissioner Wilson and second by Commissioner Joesting.

Nic explained the following are issues on the plan presented: screening, shrubbery, off-street parking and that the parking spot dimensions do not meet minimum requirements and if a variance is needed, they will need to apply for this. Commissioner Amy Wilson also expressed concern that at the corner of Broadway St. and Court St., the landscape that is currently there would be replaced with a dumpster (as shown on the site plan). Commissioner Wilson explained that the new plan eliminates the landscape that was originally put in the first plan. Amy has concerns about the setback, parking and landscape. Nic also told Sam that he needed to label the underground storage tank along with the size of the tank. Commissioner Craig said that he finds moving the setbacks a

challenge as there is no way to move the setbacks. Kate Swise also has concerns that when this building is fully complete, it will be zoned both RM3 and B3. A church is RM3 and the zoning is 15 feet on the side and 35 feet from the back. The committee discussed the plan brought before them and expressed the need to have a full plan rather than a partial. Sam Lahood said he could make the changes and have them ready for the January 10th, 2024 meeting.
Motion made by Commissioner Wilson and second by Commissioner Joesting to table this case until January 10, 2024.

RESULT:	**TABLED TO JANUARY 10, 2024 (UNANIMOUS)**
MOVER:	Commissioner Wilson
SECONDER:	Commissioner Joesting
AYES:	Commissioner Craig, Deverman, Hild, Huskisson, Joesting, Madden, Thompson and Wilson
ABSENT:	Commissioner Lanane

6.4. <u>Case SPR 2023-04</u>

A site plan review has been submitted by La Fiesta to allow for the construction of a parking lot expansion and a proposed future building. Said property is zoned B-3 General Business with a legal description, SEC 7 T24N R4W WALTON SUBD LOT 4 SE 1/4 .80 AC, with the following PIN:11-11-07-400-035 Tazewell County, Illinois

Chairman Hild opened a public hearing at 6:03 pm
Chairman Hild closed the public hearing at 6:04 pm
Motion made by Commissioner Craig and second by Thompson
Commissioner Wilson has concerns that we are creating two parking lots with dead ends with no exit. She suggested we could put a one-way lane, so there is continued circulation between the two lots. Discussion on how to connect those lots were discussed. Amy expressed concerns about approving this site plan and the changes not being made when the “new building” is built. Commissioner Craig asked Nic if the site plan as presented is within code and Nic does agree there are concerns with the parking.

RESULT:	**TABLED UNTIL JANUARY 10, 2024 (UNANIMOUS)**
MOVER:	Commissioner Craig
SECONDER:	Commissioner Thompson
AYES:	Commissioners Craig, Deverman, Hild, Huskisson, Joesting, Madden, Thompson and Wilson
ABSENT:	Lanane

Any Other Business

No other business discussed.

Public Input

No public input was given.

Adjourn

Meeting Adjourned by Chairman Hild at 6:35 pm.

Nic Maquet
111 S. Capitol Street
Community Development
Pekin, Illinois 61554
Nmaquet@ci.pekin.il.us
(309) 478-5370

City Council Action Report
Meeting Date
MONDAY December 11, 2023 5:30 PM

The following zoning cases that were recommended for approval during the November 8, 2023 and December 13, 2023 Zoning Board of Appeals meeting were presented for approval at the regularly scheduled City Council meetings held on Monday December 11, 2023 and Monday January 08, 024. The case results are below:

- Case SU 2023-05 was Approved on January 08, 2024
- Case RZ 2023-03 was Denied on December 11, 2023

REQUEST FOR COUNCIL ACTION

Agenda Date: January 17, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SPR 2023-04**
A site plan review has been submitted by La Fiesta to allow for the construction of a parking lot expansion and a proposed future building. Said property is zoned B-3 General Business with a legal description, SEC 7 T24N R4W WALTON SUBD LOT 4 SE 1/4 .80 AC, with the following PIN:11-11-07-400-035 Tazewell County, Illinois

DESCRIPTION: Case SPR 2023-04
A site plan review has been submitted by La Fiesta to allow for the construction of a parking lot expansion and a proposed future building. Said property is zoned B-3 General Business with a legal description, SEC 7 T24N R4W WALTON SUBD LOT 4 SE 1/4 .80 AC, with the following PIN:11-11-07-400-035 Tazewell County, Illinois,

SUMMARY
The owners of La Fiesta have been successful in their business and have recognized that they have a need for additional parking for their restaurant. With the acquisition of the adjoining parcels, they are proposing to add 36 overflow parking spaces and an additional building in the future. The proposed building will not be part of this initial project, but they are seeking site plan approval at this time. The initial project will consist of a parking lot, storm water detention pond enlargement, private access road and site utilities for future use. Staff will work with architects and contractors at the time of construction for the proposed buildings placement of the required ADA parking spaces.

STAFF NOTES

- Surrounding properties are all zoned B3-General Business.
- Staff Recommends Approval

FINANCIAL IMPACT:

REVIEWED BY:

CITY OF Pekin ILLINOIS

Site Plan Review Application

Applicant Information:

Name: TED CLARK, ARCHITECT

Address: 225 DEER LAKES DR, GOODFIELD, IL 61742

Telephone: 309-242-2047 (Work) _____ (Home)

Other Applicants & Interested Parties:

Owner(s):

Name: _____

Address: _____

Telephone: _____ (Work) _____ (Home)

Developer(s):

Name: TEEKONA GROUP, INC

Address: _____

Telephone: 615-965-4211 (Work) _____ (Fax)

Engineer:

Name: ALDEIA ENGINEERING & SURVEYING

Address: 216 E. GROVE ST.

Telephone: 309-205-3606 (Work) _____ (Fax)

Surveyor:

Name: ALDEIA EGINEERING & SURVEYING

Address: _____

Telephone: _____ (Work) _____ (Fax)

Agent / Attorney:

Name: _____

Address: _____

Telephone: _____ (Work) _____ (Fax)

Site Information:

Site Address: Not Assigned yet

Property Identification Number (PIN): _____

Legal Description: _____

Total Site Area (acres or square feet): .838 Acres

Land Use and Zoning:

Location	Current Zoning	Current Land Use
Proposed Site	B3	Vacant
Adjacent North of Site	B3	
Adjacent South of Site	B3	
Adjacent East of Site	B3	
Adjacent West of Site	B3	

Location	Proposed Zoning	Proposed Land Use
Proposed Site	B3	

Anticipated Construction Time: 2 Months

Will Development be Staged: YES

Brief Description of Development / Project:

West Parking Lot (22 spaces), Access Drive, and Retention Basin will be completed now. Building & East Parking will be completed when a tenant contract is acquired.

Ground Coverage:

	Buildings		Pavement	
Existing:	0 s.f.	% of site	0 s.f.	0 % of site
Additional Proposed:	3450 s.f.	9.45 % of site	16,425 s.f.	45 % of site
Total Proposed:	3450 s.f.	9.45 % of site	16,425 s.f.	45 %of site

Gross Floor Area (GFA):

Existing: 0 s.f.

Additional Proposed: 3450 s.f.

Total Proposed: 3450 s.f.

Breakdown of Proposed Use(s) by GFA:

USE	GFA

Describe in terms of any other units of measure the use of occupancy of the building(s) such as maximum seating capacity, number of employees, number of tables, etc.:

Effect of the project on public services, such as electric, gas, water, sewer, streets, schools, fire, waste disposal and recreational facilities:

No IMPACT ON "PHASE I"

Parking and Traffic:

	Parking Space(s)	Loading Space(s)
Existing	0	
Additional Proposed	36	
Total Proposed	36	0

How many vehicles are used for business and parked on site:_____

	A.M. Peak	P.M. Peak
Estimated Traffic Flow Within the Site:		
Estimated Traffic Flow on Streets Adjacent to Site:		

Utility Usage:

A separate service (electric, gas, water) is required for each business or living unit.

	Existing	Proposed	Total
Electric			
Number of Service(s)			
Primary / Secondary			
Phase (1 or 3)			
Voltage (120,208,240)			
Usage Monthly (Kilowatt Hours)			
Gas			
Number of Service(s)			
Service Pressure (psi)			
Usage Monthly (1,000 cf)			
Water			
Number of Service(s)			
Service Size (3/4,1,2, etc.)			
Population Equivalent (1PE=100gal sewage per day)			
Domestic			
Process			
Landscape			

Wastewater

Number of Service(s) _____ _____ _____

Population Equivalent (1PE=100gal sewage per day)

Domestic _____ _____ _____

Process _____ _____ _____

Describe or list products and their composition included in process wastewater:_____

_____

_____

_____

Site Work:

Amount of Grading: _____cut _____fill

Will the project require removal of soils from the site: _____yes __X__no

If Yes, how may cubic yards and where is soil being relocated:_____

_____

Erosion and Sediment Control Plan:

An erosion and sediment control plan conforming to Illinois Department of Transportation specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban manual must be shown. A Notice of Intent (NOI) must be filed with IEPA for land disturbing activities over 1 acre. This is a federal requirement. Be advised that the NOI and the EPA's acknowledgement letter must be posted in a conspicuous location at the job site or other location where public access is assured. The Storm Water Pollution Prevention Plan (SWPPP) must be kept on-site and available for inspection by City, State and/or Federal inspectors. Erosion and sediment control measures must be in place before excavation and grading can begin.

Applicant Notification:

The application shall be filled out completely so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application. Applicants are advised to review the City of Pekin Zoning Ordinances prior to filing an application and prior to appearing before the Zoning Board at the public hearing.

Certification:

Under penalty of perjury the undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application.

Owner(s):_____ Date:_____

_____ Date:_____

Applicant:_____ Date:_____

The signature of the property owner(s) is required for the application to be accepted.

LEGAL DESCRIPTION: (subject property)
For Parcel ID: 11-11-07-400-035

All of Lot 4 of the Walton Subdivision Final Plat recorded in the Recorder's Office of Tazewell County, Illinois as Document No. 200400000457 on January 7, 2004 in Plat Book YY, Page 120-121. Said Lot 4 being a part of the Southeast Quarter of Section 7, Township 24 North, Range 4 West of the Third Principal Meridian in the City of Pekin, Tazewell County, Illinois.

LEGAL DESCRIPTION: (property adjacent to South)
For Parcel ID: 11-11-07-400-036

Lot 5 of the Walton Subdivision Final Plat recorded in the Recorder's Office of Tazewell County, Illinois as Document No. 200400000457 on January 7, 2004 in Plat Book YY, Page 120-121. Said Lot 5 being a part of the Southeast Quarter of Section 7, Township 24 North, Range 4 West of the Third Principal Meridian in the City of Pekin, Tazewell County, Illinois.

LEGAL DESCRIPTION:
A Part of Parcel ID: 11-11-07-400-036 for Transfer to Adjacent Property Owner

A Part of Lot 5 of the Walton Subdivision Final Plat recorded in the Recorder's Office of Tazewell County, Illinois as Document No. 200400000457 on January 7, 2004 in Plat Book YY, Page 120-121. Said Lot 5 being a part of the Southeast Quarter of Section 7, Township 24 North, Range 4 West of the Third Principal Meridian in the City of Pekin, Tazewell County, Illinois, being more particularly described as follows:

Beginning at the northernmost corner of said Lot 5; thence South 01°30'48" East along the West line of said Lot 5, 43.00 feet to a point; thence North 88°29'12" East, 71.26 feet to a point on the North line of said Lot 5; thence North 60°24'26" West along the North line of said Lot 5, 83.23 feet to the Point of Beginning, containing 1,532.09 square feet, more or less, situated in Tazewell County, Illinois.

La Fiesta – Pekin, IL
Stormwater Detention Calculations

Drainage Area = 0.803 acres

Runoff Coefficient Calculations

Type Of Drainage Surface	Range	Value	Pre-Developed Calculations % D. Area	Pre-Developed Calculations Runoff Coeff **[C]**	Post-Developed Calculations % D. Area	Post-Developed Calculations Runoff Coeff **[C]**
Basin	[1.00]	1			4.48	0.04
Roofs	[0.75 - 0.95]	0.95			8.47	0.08
Pavements						
Asphalt	[0.70 - 0.95]	0.95				
Concrete	[0.80 - 0.95]	0.95			49.44	0.47
Gravel	[0.25 - 0.70]	0.70				
R.R. Yards	[0.20 - 0.40]	0.30				
Earth Surfaces						
Sand						
Bare	[0.15 - 0.50]	0.35				
Light Vegetation	[0.10 - 0.40]	0.25				
Dense Vegetation	[0.05 - 0.30]	0.20				
Loam						
Bare	[0.20 - 0.60]	0.40				
Light Vegetation	[0.10 - 0.45]	0.30				
Dense Vegetation	[0.05 - 0.35]	0.20				
Gravel						
Bare	[0.25 - 0.65]	0.50				
Light Vegetation	[0.15 - 0.50]	0.35				
Dense Vegetation	[0.10 - 0.40]	0.25				
Clay						
Bare	[0.30 - 0.75]	0.60				
Light Vegetation	[0.20 - 0.60]	0.40				
Dense Vegetation	[0.15 - 0.50]	0.35				
Composite Area						
City, Busines Area	[0.70 - 0.95]	0.90				
City Dense Residential	[0.50 - 0.65]	0.60				
Surburban Residential	[0.35 - 0.55]	0.45				
Rural District	[0.10 - 0.25]	0.20				
Parks, Golf Courses, etc.	[0.10 - 0.35]	0.25				
Lawns						
Sandy Soil, Flat - 2%	[0.05 - 0.10]	0.10				
Sandy Soil, 2% - 7%	[0.10 - 0.15]	0.15				
Sandy Soil, steep - 7%	[0.15 - 0.20]	0.20				
Heavy Soil, Flat - 2%	[0.13 - 0.17]	0.15	50.00	0.08		
Heavy Soil, 2% - 7%	[0.18 - 0.22]	0.22	50.00	0.11	37.61	0.08
Heavy Soil, steep - 7%	[0.25 - 0.35]	0.30				
		Area Total=	100.00	Percent	100.00	Percent
		Composite Runoff Coefficient=		**0.19**		**0.68**

Time Of Concentration Calculations

5-Year Frequency			
Duration [min.]	Intensity [in/hr], **I**	Time of Concentration [min.], **Tc**	
		Pre-Developed	Post-Developed
5	*5.40*	5.61	3.70
10	*4.98*	5.79	3.82
15	*4.08*	6.28	4.14
30	*2.78*	7.32	4.83
60	*1.77*	8.76	5.78
120	*1.11*	10.56	6.97
180	*0.80*	12.04	7.94
360	*0.48*	14.77	9.75

Pre-Developed		
Tc=	5.63	min.
i=	5.35	in/hr
Q=	**0.79**	**cfs**
Post-Developed		
Tc=	5.00	min.
i=	5.40	in/hr
Q=	**2.94**	**cfs**

25-Year Frequency			
Duration [min.]	Intensity [in/hr], **I**	Time of Concentration [min.], **Tc**	
		Pre-Developed	Post-Developed
5	*7.68*	4.87	3.21
10	*7.02*	5.05	3.33
15	*5.76*	5.47	3.61
30	*3.94*	6.36	4.20
60	*2.50*	7.63	5.04
120	*1.57*	9.20	6.07
180	*1.13*	10.49	6.92
360	*0.68*	12.85	8.48

Pre-Developed		
Tc=	5.00	min.
i=	7.68	in/hr
Q=	**1.14**	**cfs**
Post-Developed		
Tc=	5.00	min.
i=	7.68	in/hr
Q=	**4.18**	**cfs**

100-Year Frequency			
Duration [min.]	Intensity [in/hr], **I**	Time of Concentration [min.], **Tc**	
		Pre-Developed	Post-Developed
5	*9.96*	4.39	2.90
10	*9.12*	4.55	3.00
15	*7.48*	4.92	3.25
30	*5.12*	5.73	3.78
60	*3.25*	6.87	4.53
120	*2.04*	8.28	5.46
180	*1.46*	9.47	6.25
360	*0.88*	11.59	7.65

Pre-Developed		
Tc=	5.00	min.
i=	9.96	in/hr
Q=	**1.48**	**cfs**
Post-Developed		
Tc=	5.00	min.
i=	9.96	in/hr
Q=	**5.42**	**cfs**

Stormwater Detention Requirement Calculations

5-Year Frequency	25-Year Frequency	100-Year Frequency
1,293 cu. ft.	**1,806** cu. ft.	**2,352** cu. ft.

5-Year Frequency

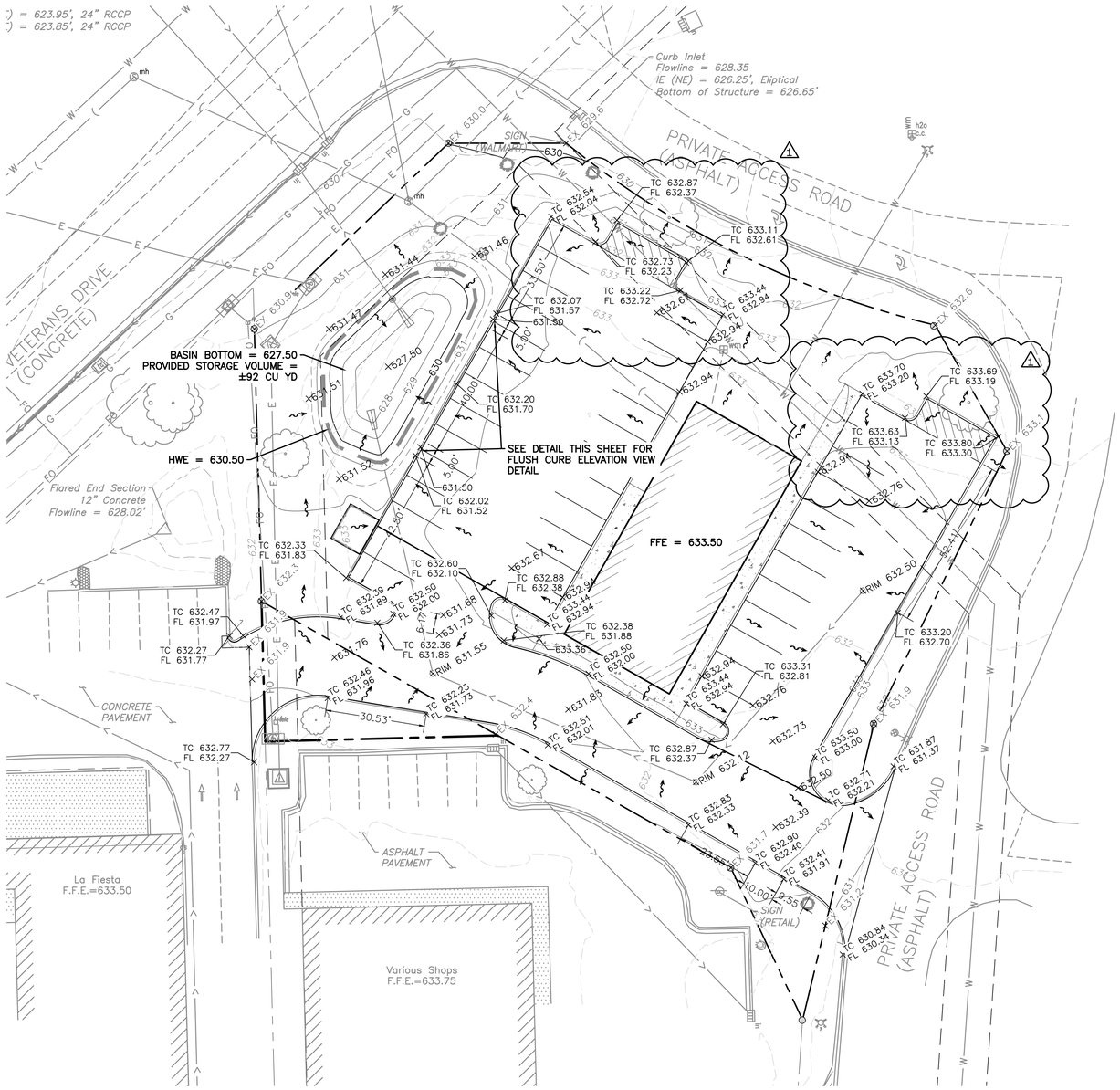
Runoff Coefficient [C]	Storm Duration, min	Rainfall Intensity [I], in/hr	Area, acres	Discharge [Q], cfs Inflow	Discharge [Q], cfs Outflow	Storage Rate, cfs	Storage Volume ac.ft.	Storage Volume cu. ft.
0.68	5	*5.40*	0.80	2.94	0.79	2.14	0.01	643
0.68	10	*4.98*	0.80	2.71	0.79	1.92	0.03	1,149
0.68	15	*4.08*	0.80	2.22	0.79	1.43	0.03	1,283
0.68	30	*2.78*	0.80	1.51	0.79	0.72	0.03	1,293
0.68	60	*1.77*	0.80	0.96	0.79	0.17	0.01	608
0.68	120	*1.11*	0.80	0.60	0.79	0.00	0.00	0
0.68	180	*0.80*	0.80	0.44	0.79	0.00	0.00	0
0.68	360	*0.48*	0.80	0.26	0.79	0.00	0.00	0
			Required Detention					
	5-Year Frequency		0.03 ac. ft.		48 cu. yd.		**1,293** cu. ft.	

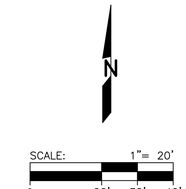
25-Year Frequency

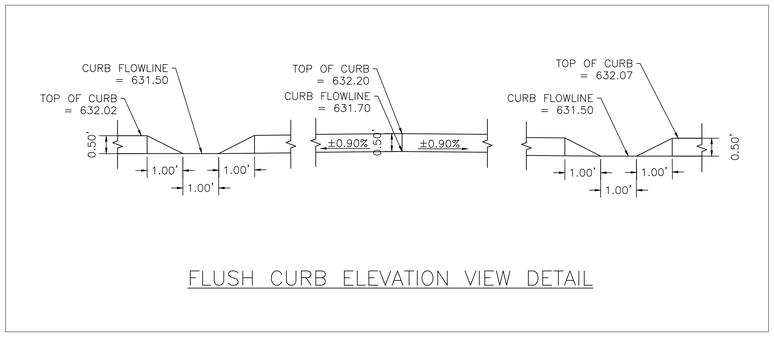
Runoff Coefficient [C]	Storm Duration, min	Rainfall Intensity [I], in/hr	Area, acres	Discharge [Q], cfs Inflow	Discharge [Q], cfs Outflow	Storage Rate, cfs	Storage Volume ac.ft.	Storage Volume cu. ft.
0.68	5	*7.68*	0.80	4.18	1.14	3.04	0.02	912
0.68	10	*7.02*	0.80	3.82	1.14	2.68	0.04	1,608
0.68	15	*5.76*	0.80	3.13	1.14	1.99	0.04	1,794
0.68	30	*3.94*	0.80	2.14	1.14	1.00	0.04	1,806
0.68	60	*2.50*	0.80	1.36	1.14	0.22	0.02	790
0.68	120	*1.57*	0.80	0.85	1.14	0.00	0.00	0
0.68	180	*1.13*	0.80	0.61	1.14	0.00	0.00	0
0.68	360	*0.68*	0.80	0.37	1.14	0.00	0.00	0
			Required Detention					
	25-Year Frequency		0.04 ac. ft.		67 cu. yd.		**1,806** cu. ft.	

100-Year Frequency

Runoff Coefficient [C]	Storm Duration, min	Rainfall Intensity [I], in/hr	Area, acres	Discharge [Q], cfs Inflow	Discharge [Q], cfs Outflow	Storage Rate, cfs	Storage Volume ac.ft.	Storage Volume cu. ft.
0.68	5	*9.96*	0.80	5.42	1.48	3.94	0.03	1,182
0.68	10	*9.12*	0.80	4.96	1.48	3.48	0.05	2,090
0.68	15	*7.48*	0.80	4.07	1.48	2.59	0.05	2,332
0.68	30	*5.12*	0.80	2.79	1.48	1.31	0.05	2,352
0.68	60	*3.25*	0.80	1.77	1.48	0.29	0.02	1,040
0.68	120	*2.04*	0.80	1.11	1.48	0.00	0.00	0
0.68	180	*1.46*	0.80	0.79	1.48	0.00	0.00	0
0.68	360	*0.88*	0.80	0.48	1.48	0.00	0.00	0
			Required Detention					
	100-Year Frequency		0.05 ac. ft.		87 cu. yd.		**2,352** cu. ft.	







FLUSH CURB ELEVATION VIEW DETAIL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

STAMP

REVISIONS

NO.	DATE	APPR.	DESCRIPTION
1	12/29/23		PER CITY COMMENTS

SCALE 1" = 20'

DRAWN BY CCM DATE 09/29/23

CHECKED BY JCS DATE 10/24/23

PROJECT

LA FIESTA PARKING EXPANSION

SOUTH VETERANS DRIVE
PEKIN, IL

FOR LA FIESTA OF PEKIN, INC.

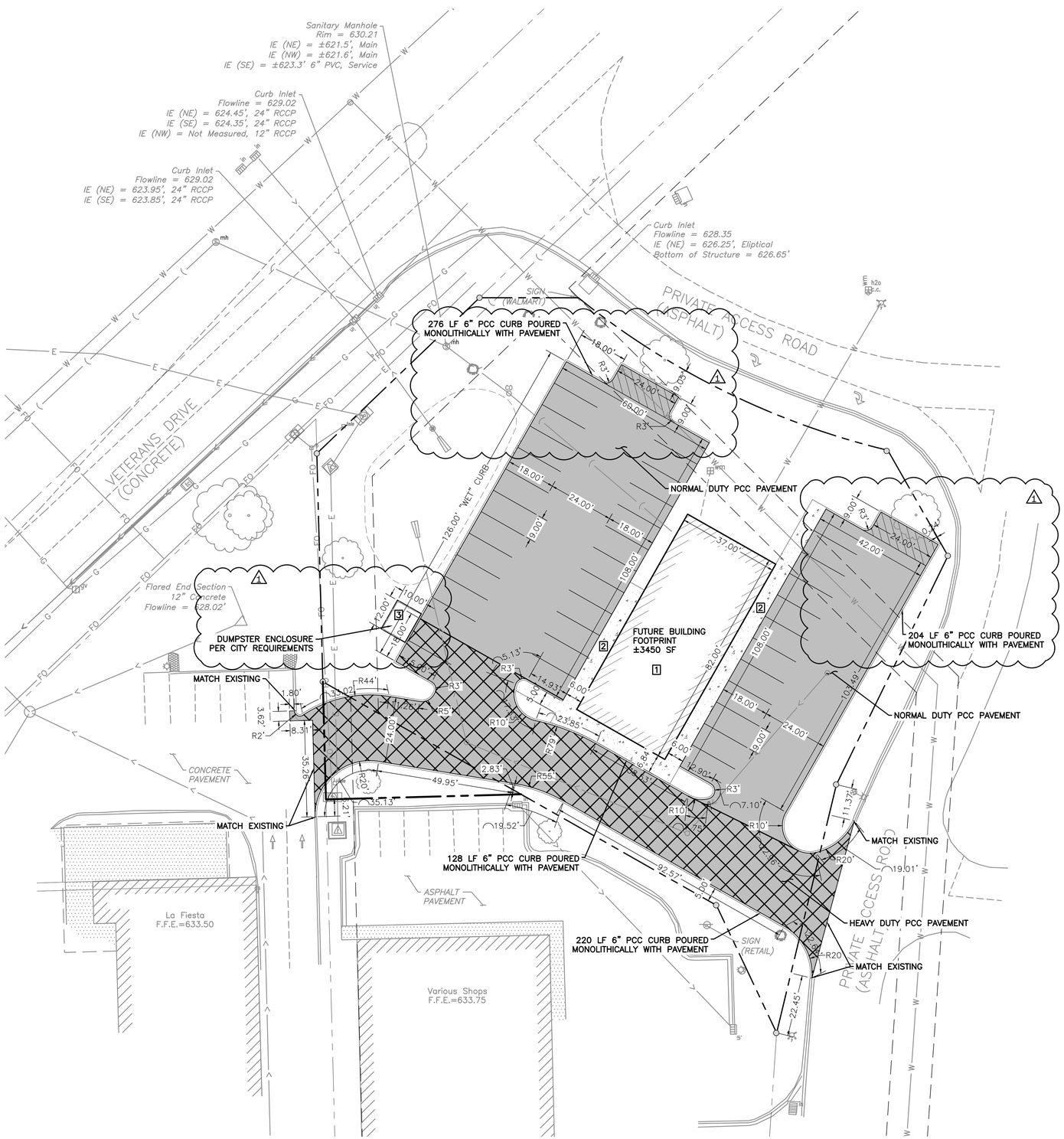
GRADING PLAN

ALDEIA
ENGINEERING + SURVEYING
216 E GROVE STREET | BLOOMINGTON - IL 61701
309.285.3686 | ©2023 | ALDEIA ENGINEERING
DESIGN FIRM LICENSE - 184-008858 EXP. 4/30/25

PROJECT NO. 230067

PLAN SET DATE

SHEET NUMBER C04



SCALE: 1"= 20'

0 20' 30' 40'

HATCH LEGEND

- FUTURE SIDEWALK (BY OTHERS)
- PROPOSED NORMAL DUTY (6") PAVEMENT
- PROPOSED HEAVY DUTY (8") PAVEMENT

NOTES:

UNLESS OTHERWISE NOTED, CURB AND GUTTER SHALL BE CONSTRUCTED TO PROVIDE A "DRY" GUTTER SLOPE. SEE SHEET C08 FOR DETAILS.

KEYED NOTES:

1. FUTURE BUILDING IS NOT BEING CONSTRUCTED AS PART OF THIS PROJECT AND IS SHOWN IN CONCEPT FOR LAYOUT OF PARKING.
2. THICKENED EDGE SIDEWALK PLANNED AT FRONT OF PARKING STALLS ALONG BUILDING TO SERVE AS BARRIER CURB. SHOWN IN CONCEPT. NOT CONSTRUCTED AS PART OF THIS PROJECT. DESIGN SHALL BE COORDINATED WITH PLANS FOR FUTURE BUILDING (BY OTHERS).
3. AREA FOR FUTURE DUMPSTER ENCLOSURE TO BE DESIGNED AS PART OF FUTURE BUILDING.

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

STAMP

REVISIONS

NO.	DATE	APPR.	DESCRIPTION
1	12/29/23		PER CITY COMMENTS

SCALE 1" = 20'

DRAWN BY CCM DATE 09/29/23

CHECKED BY JCS DATE 10/24/23

PROJECT

LA FIESTA PARKING EXPANSION
SOUTH VETERANS DRIVE
PEKIN, IL
FOR LA FIESTA OF PEKIN, INC.
LAYOUT PLAN

ALDEIA ENGINEERING + SURVEYING
216 E. GROVE STREET | BLOOMINGTON - IL 61701
309.285.3608 | ©2023 | ALDEIA ENGINEERING
DESIGN FIRM LICENSE: 184-008838 EXP. 4/30/25

PROJECT NO. 230067

PLAN SET DATE

SHEET NUMBER C03

C:\Users\CalebMartin\OneDrive - LDPSEC\LDR Office\Projects\2023\230067 - La Fiesta Site - Pekin\Dwg\230067-Sheet-Layout Plan.dwg 12/29/2023 2:07 PM

REQUEST FOR COUNCIL ACTION

Agenda Date: January 17, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case V 2024-01**
A variance request submitted by Theodore & Jennifer Percefull for the property located at 2104 Lafayette Ave. to allow for the addition to an existing garage. Said property is zoned R-3 One Family Residential and with a legal description, SEC 25 T25N R5W HOLIDAY HILLS SEC 8 LOT 294 SW 1/4, with the following PIN: 04-04-25-316-012, in Tazewell County, Illinois.

DESCRIPTION: Case V 2024-01
A variance request was submitted by Theodore & Jennifer Percefull for the property located at 2104 Lafayette Ave. to allow for the addition to an existing garage. Said property is zoned R-3 One Family Residential and with a legal description, SEC 25 T25N R5W HOLIDAY HILLS SEC 8 LOT 294 SW 1/4, with the following PIN: 04-04-25-316-012, in Tazewell County, Illinois.

SUMMARY
The Petitioners Theodore and Jennifer Percefull wish to expand their existing garage to have the ability to house their collector cars as well as their personal use vehicles. The property is currently zoned R-3 One Family Residential. The property is approximately 8840 Sq ft and is currently improved with a 1050 Sq ft single family residence with a 182 Sq ft deck and a 624 Sq ft detached garage. The allowable lot coverage is 35% and currently the lot coverage is approximately 21%. The petitioner wishes to add an additional 390 Sq ft to the garage which would bring the lot coverage to an approximate total of 25% lot coverage.

City Code section 4-3-8-3(3) states an accessory building shall not occupy more than 25 percent of a required rear yard, provided that, in a residential district, the accessory building shall not exceed the greater of 500 square feet or 75 percent of the ground floor area of the main building.

The primary structures ground floor area is approximately 1050 Sq ft and that would allow for an accessory structure to be approximately 786 Sq Ft. Currently, the approximate size of the garage is 624 Sq ft and with the addition of the proposed 390 sq ft it would bring it to a total area of 1014 Sq ft, which is 228 Sq ft larger than what is allowed by the city code.

- The action requested is to provide a variance to increase the maximum allowable size of the garage on this property from 786 sq ft to 1014 sq ft.

Case
V 2024-01

CITY OF Pekin ILLINOIS

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: 2104 Lafayette Avenue Current Zoning (if known): Residential Proposed Zoning (if rezoning request): Current Use: Residential Proposed Use (if different):

Property Owner Name:	**Theodore & Jennifer Percefull**
Mailing Address:	**2104 Lafayette Ave**
Phone:	**309-241-4697** Theodore
Alternative Phone:	**309-642-0305** Jennifer
E-Mail Address:	**Jennted1@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:

Would like to add an addition onto an existing 24x26 detatched garage. Addition would be 15x26 single stall addition to the south side of the garage . We have collector cars and our own vehicles we would like to keep in the garage. Garage would be 39' wide and 26' deep when finished, or a 3 stall garage .

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.

Theodore D. Beaupull — 11-28-23

Owner Signature — Date

CITY OF Pekin ILLINOIS

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.

Theodore Burgfull 11-28-23

Applicant Signature Date

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

The following attachments are <u>required</u> for consideration of your request:

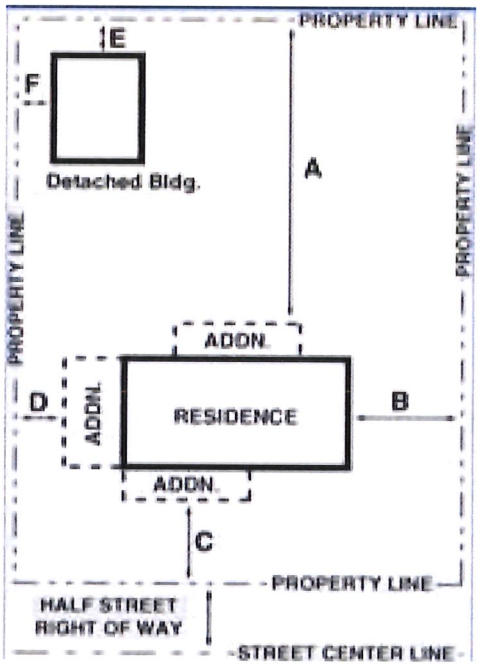
I. Site Plan: An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:

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.

Square footage of main floor house limitation_to addition of garage_____

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

_____**no**_____

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

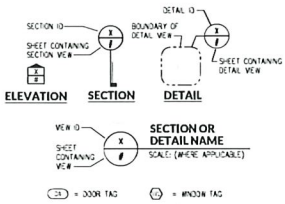
THE PERCEFULL RESIDENCE

GARAGE ADDITION

2104 LAFAYETTE AVE.
PEKIN, ILLINOIS 61554

LOCATION MAP

DRAWING SYMBOLS



SHEET INDEX	
SHEET	**DESCRIPTION**
G001	COVER SHEET
C100	SITE PLAN
A100	FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A300	WALL SECTION
A600	DOOR SCHEDULE
S100	FOUNDATION PLAN

PERCEFULL RESIDENCE
GARAGE ADDITION
2104 LAFAYETTE AVE. PEKIN, ILLINOIS 61554

CITY OF PEKIN
COMMUNITY DEVELOPMENT

Designed - ////
Drawn BDH 20NOV23
Checked BDH 24NOV23
Approved _____ Date _____
Title _____ Job Class _____

HTS Drafting & Design
13241 HURT RD. | PEKIN, ILLINOIS 61554
bob.hohmer@gmail.com | (309) 397-4091

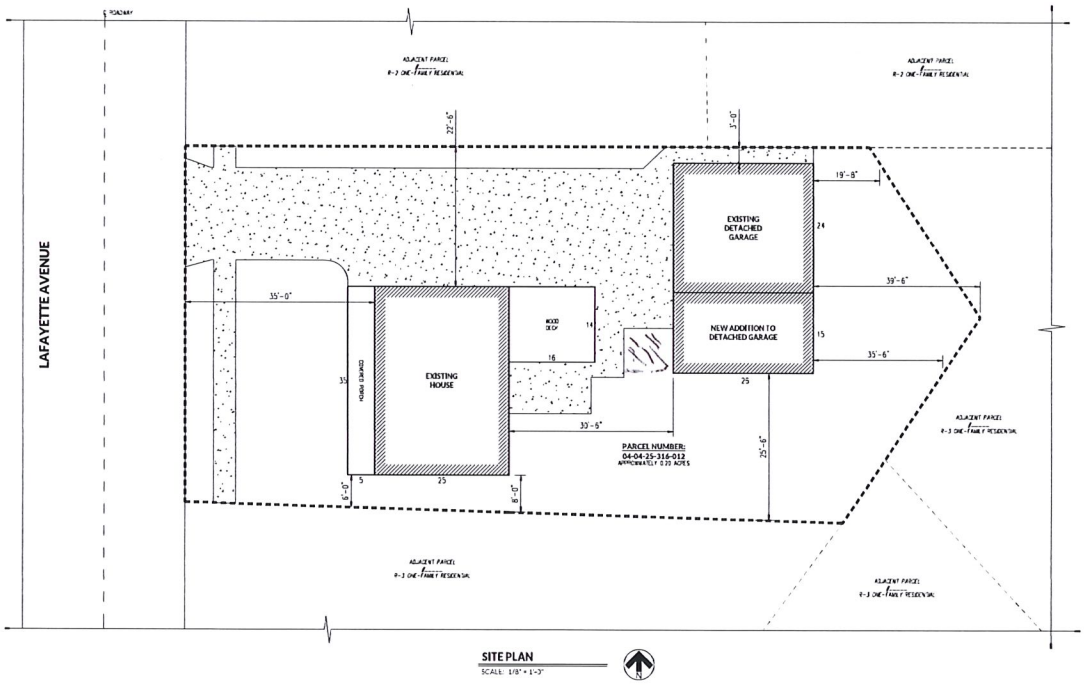
REVISIONS

Date	Description
06DEC23	REV02: ADD SITE PLAN, WALL SECTION, & FOUNDATION PLAN

Drawing Name
COVER SHEET

Drawing No
G001

Sheet 1 of 7



SITE PLAN
SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION

SHORT DESCRIPTION
SEC 25 T25N R5W HOLIDAY HILLS SEC 8
LOT 234 SW 1/4

ZONING DISTRICT

R-3 ONE-FAMILY RESIDENTIAL DISTRICT

LEGEND

STRUCTURE

CONCRETE DRIVE/WALKWAY

PARCEL
SETBACK

Designed –
Drawn BDH 03DEC23
Checked BDH 03DEC23
Approved
Title
Date
Job Class

PERCEFULL RESIDENCE
GARAGE ADDITION
2104 LAFAYETTE AVE PEKIN, ILLINOIS 61554
CITY OF PEKIN
COMMUNITY DEVELOPMENT

HTS Drafting & Design
13241 HURT RD. | PEKIN, ILLINOIS 61554
bob@htsdesignsolutions | (309) 397-4693

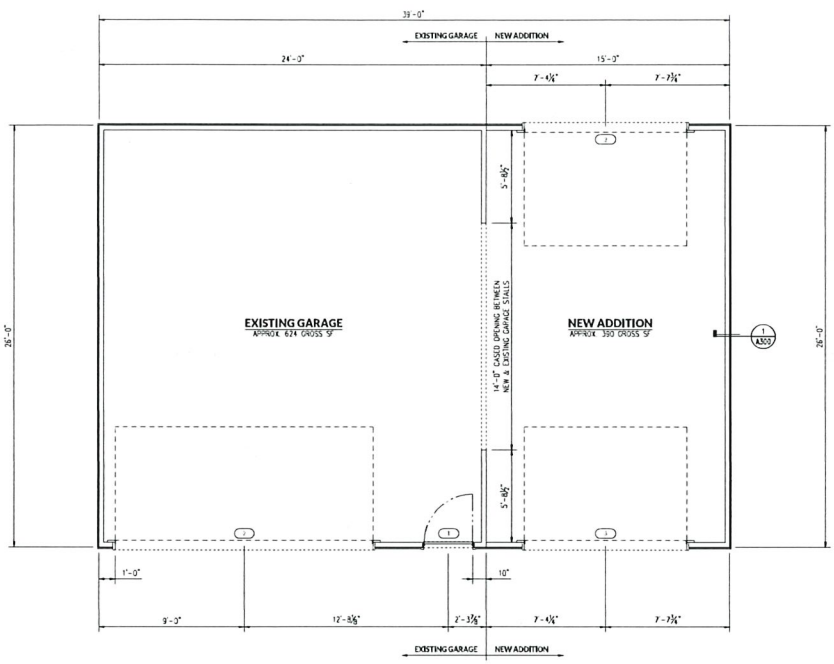
REVISIONS

Date	Description
03DEC23	PLNG2 ADD SITE PLAN, WALL SECTION, & FOUNDATION PLAN

Drawing Name
SITE PLAN

Drawing No
C100

Sheet 2 of 7



FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

GENERAL NOTES:
1. WALL DIMENSIONS ARE TO FACE OF STUDS EXTERIOR TO OUTSIDE FACE.

PERCEFULL RESIDENCE
GARAGE ADDITION
2104 LAFAYETTE AVE. PEKIN, ILLINOIS 61554
CITY OF PEKIN
COMMUNITY DEVELOPMENT

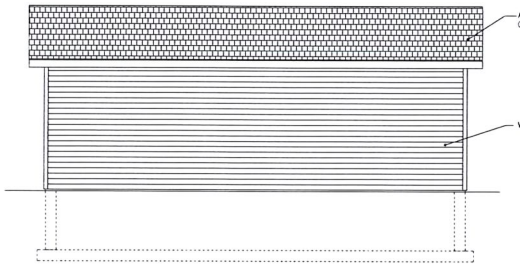
Designed – ////
Drawn BDH 20NOV23
Checked BDH 24NOV23
Approved ____ Date ____
Title ____ Job Class ____

HTS Drafting & Design
13241 HURT RD. | PEKIN, ILLINOIS 61554
bob.hohimer@gmail.com | 309.397.4091

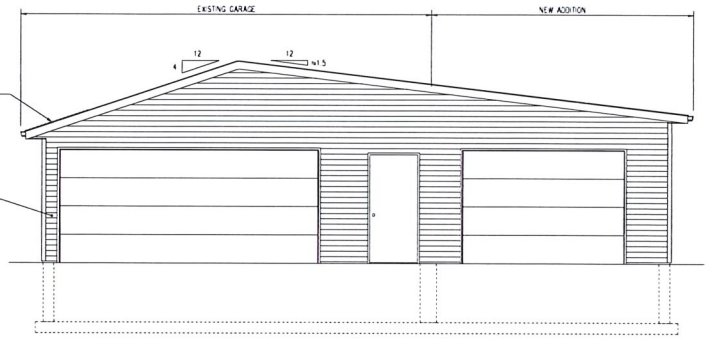
REVISIONS

Date	Description
DEC23	REV02: ADD SITE PLAN, WALL SECTION, & FOUNDATION PLAN

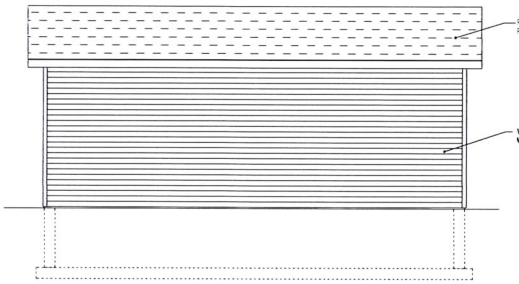
Drawing Name
FLOOR PLAN
Drawing No
A100
Sheet 3 of 7



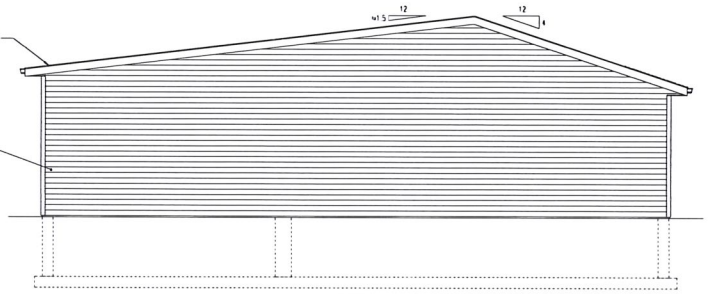
2 A200 **NORTH WALL ELEVATION**
SCALE: 3/8" = 1'-0"



1 A200 **WEST WALL ELEVATION**
SCALE: 3/8" = 1'-0"



4 A200 **SOUTH WALL ELEVATION**
SCALE: 3/8" = 1'-0"



3 A200 **EAST WALL ELEVATION**
SCALE: 3/8" = 1'-0"

PERCEFULL RESIDENCE
GARAGE ADDITION
2104 LAFAYETTE AVE. PEKIN, ILLINOIS 61554

CITY OF PEKIN
COMMUNITY DEVELOPMENT

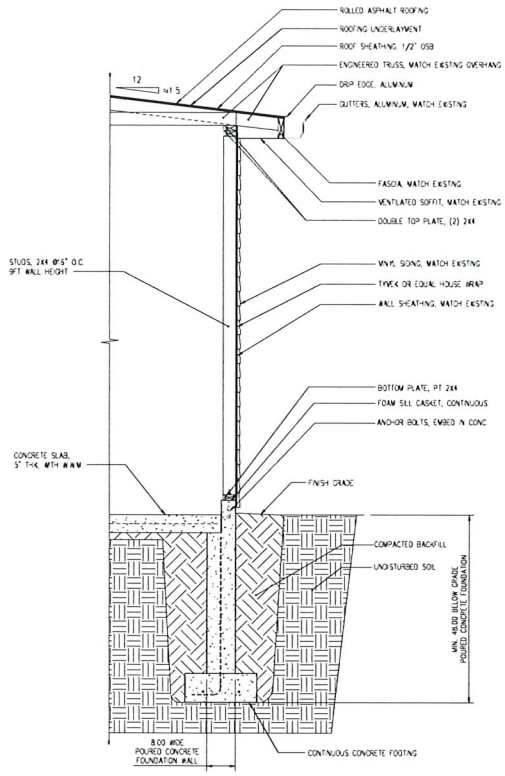
Designed - ##/##
Drawn BDH 20NOV23
Checked BDH 24NOV23
Approved _____ Date ___
Title _____ Job Class ___

HTS Drafting & Design
13241 HURT RD. | PEKIN, ILLINOIS 61554
tom@htsdesignsolutions.com | (309) 297-4691

REVISIONS

Date	Description
13DEC23	PLNG'D ADD SITE, PLAN, WALL SECTION, & FOUNDATION PLAN

Drawing Name
EXTERIOR ELEVATIONS
Drawing No
A200
Sheet 4 of 7



1 A300 **TYPICAL WALL SECTION @SOUTH (NEW) WALL**

SCALE 1" = 1'-0"

PERCEFULL RESIDENCE
GARAGE ADDITION
2104 LAFAYETTE AVE. PEKIN, ILLINOIS 61554
CITY OF PEKIN
COMMUNITY DEVELOPMENT

Designed – ////
Drawn BDH 03DEC23
Checked BDH 03DEC23
Approved ____ Date ____
Title ____ Job Class ____

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Date	REVISIONS Description
03DEC23	REV02, ADD SITE PLAN, WALL SECTION, & FOUNDATION PLAN

Drawing Name
WALL SECTION

Drawing No
A300

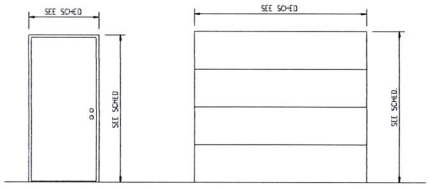
Sheet 5 of 7

DOOR SCHEDULE

	TAG	TYPE	QTY.	DESCRIPTION	NOM. WIDTH	NOM. HEIGHT	JAMB	HANDING	MAT'L	R.O.	REMARK
EXTERIOR	1	A	1	3068 ENTRY DOOR	3'-0"	6'-8"	4-9/16"	RH	-	-	1
	2	B	1	16070 GARAGE DOOR	16'-0"	7'-0"					
	3	B	2	10070 GARAGE DOOR	10'-0"	7'-0"					

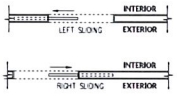
REMARKS.

1 FRAMING CONTRACTOR TO CONFIRM ROUGH OPENING SIZE WITH DOOR MANUF SPEC BEFORE BUILDING ROUGH OPENINGS.

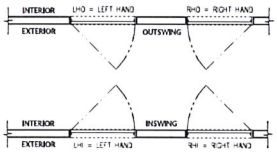


A
ENTRY

B
OVERHEAD DOOR



POCKET & SLIDING DOORS



DOOR SWINGS & HANDING

PERCEFULL RESIDENCE
GARAGE ADDITION
2104 LAFAYETTE AVE. PEKIN, ILLINOIS 61554

CITY OF PEKIN
COMMUNITY DEVELOPMENT

Designed - ##/##
Drawn BDH 20NOV23
Checked BDH 24NOV23
Approved _____ Date ____
Title _____ Job Class ____

HTS Drafting & Design
13241 HURT RD. | PEKIN, ILLINOIS 61554
bob.hohimer@gmail.com | (309) 397-4891

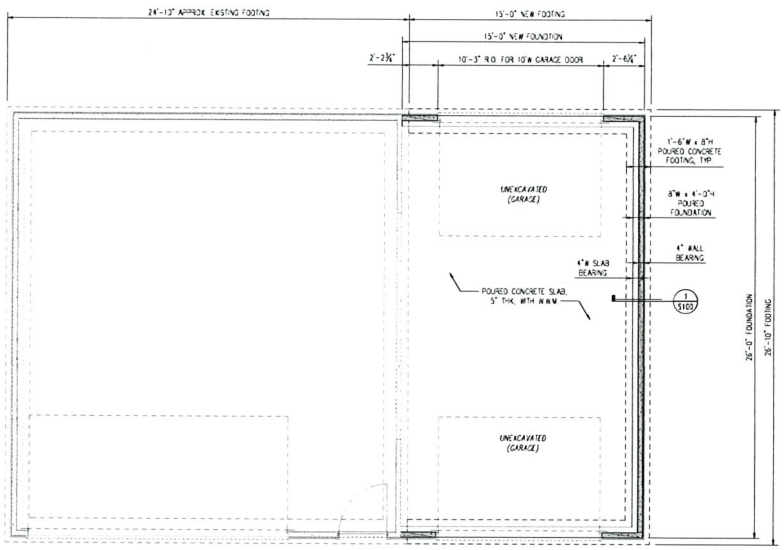
REVISIONS

Date	Description
05DEC23	REVISED FOR PLAN, WALL SECTION, & FOUNDATION PLAN

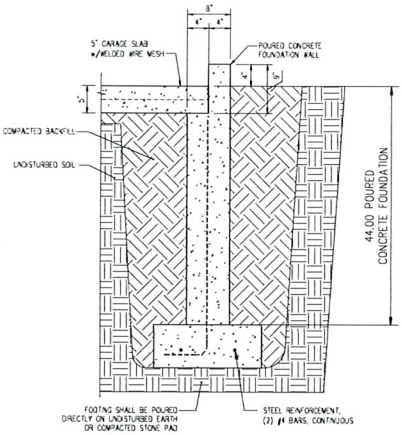
Drawing Name
DOOR SCHEDULE

Drawing No
A503

Sheet 6 of 7



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



1 S100 **TYP. FOUNDATION SECTION**
SCALE: 1-1/2" = 1'-0"

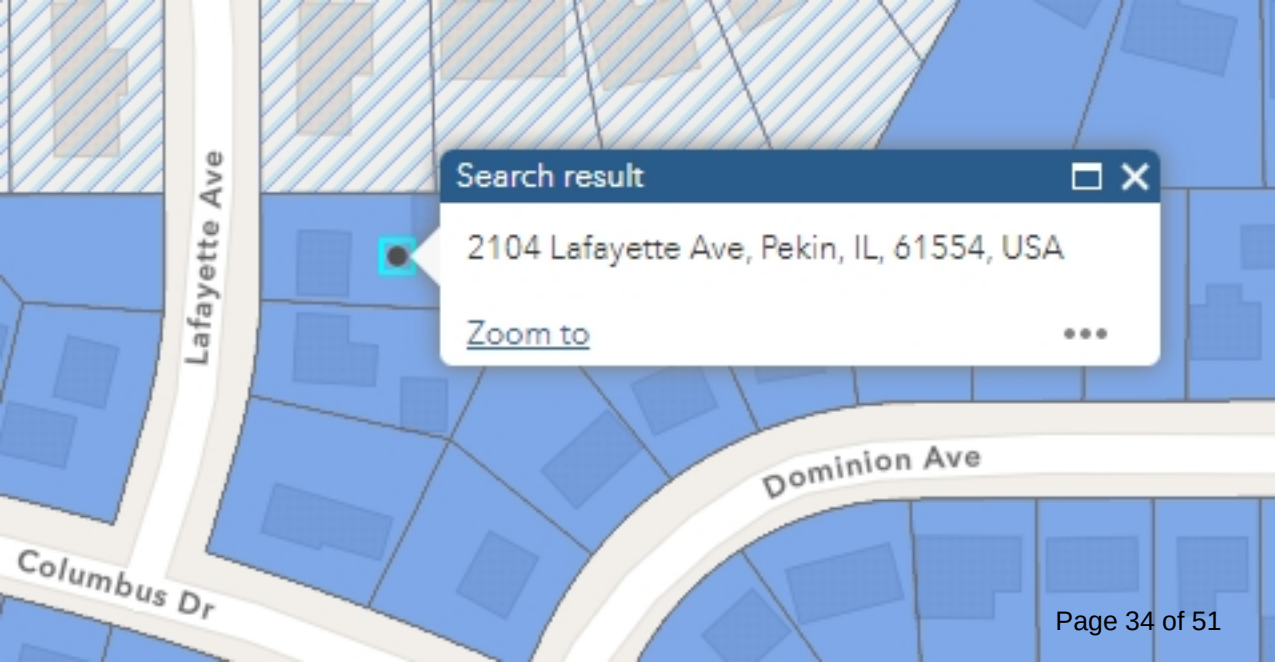
Designed – ///
Drawn BDH 05DEC23
Checked BDH 05DEC23
Approved ____ Date ____
Title ____ Job Class ____

PERCEFULL RESIDENCE
GARAGE ADDITION
2104 LAFAYETTE AVE. PEKIN, ILLINOIS 61554
CITY OF PEKIN
COMMUNITY DEVELOPMENT

HTS Drafting & Design
13241 HURT RD. | PEKIN, ILLINOIS 61554
bob.hohimer@gmail.com | (309) 397-4691

Date	REVISIONS Description
05DEC23	REVISE ADD SITE PLAN, WALL SECTION, & FOUNDATION PLAN

Drawing Name FOUNDATION PLAN
Drawing No S100
Sheet 7 of 7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Lafayette Ave
Dominion Ave
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04
19-009
04-04-25-316-016
2101
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1826
04-04-25-316-017
1824

LEGAL DESCRIPTION

SHORT DESCRIPTION
SEC 25 T25N R5W HOLIDAY HILLS SEC 8
LOT 204 SW 1/4

ZONING DISTRICT

R-3 ONE-FAMILY RESIDENTIAL DISTRICT

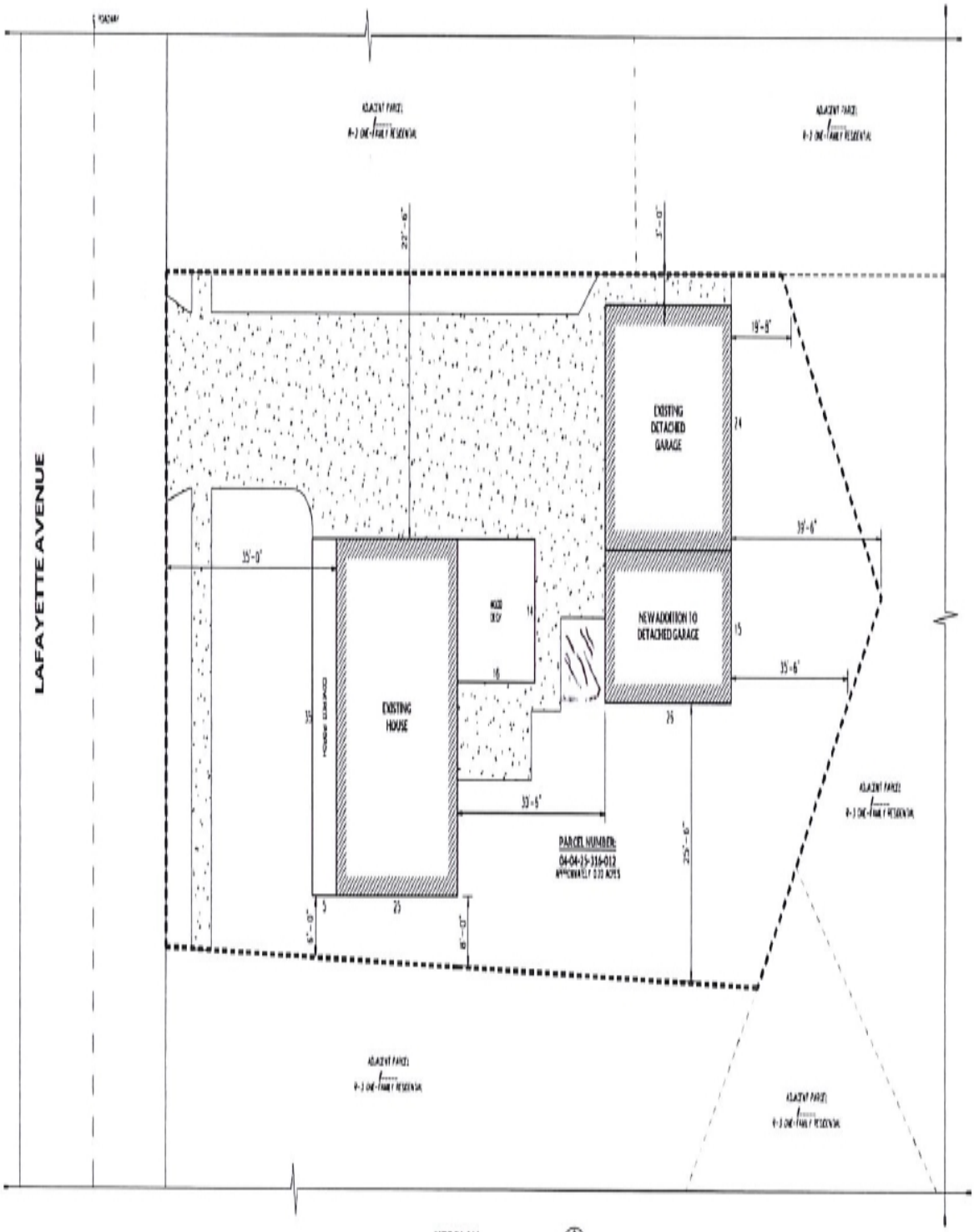
LEGEND

STRUCTURE

CONCRETE DRIVE/WALKWAY

PARCEL

SETBACK



SITE PLAN

SCALE: 1/8" = 1'-0"

PERCEFULL RESIDENCE
GARAGE ADDITION
2104 LAFAYETTE AVE. PEKIN, ILLINOIS 61554
CITY OF PEKIN
COMMUNITY DEVELOPMENT

HTS Drafting & Design
13243 HURT RD. | PEKIN, ILLINOIS 61554
BOB.HOHLMER@GMAIL.COM | (309) 397-4891

Designed	BDH	05DEC23
Drawn	BDH	05DEC23
Checked	BDH	05DEC23

Approved _____ Date _____
Title _____ Job Class _____

REVISIONS

Date	Description
05DEC23	REV02-ADD SITE PLAN, WALL SECTION, & FOUNDATION PLAN

Drawing Name
SITE PLAN

Drawing No
C103

REQUEST FOR COUNCIL ACTION

Agenda Date: January 17, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2024-01**
A Special Use request submitted by O'Rourke Enterprises, LLC for the operation of a Veterinary Clinic at 1327 Executive Ct. Said property is currently zoned B3-General Business with a legal description of SEC 11 T24N R5W GINGOTEAGUE SEC 4-FINAL PLAT LOT 7 SE 1/4 .82 AC with the following PIN: 10-10-11-412-003 in Tazewell County, Illinois.

DESCRIPTION: Case SU 2024-01
A Special Use request submitted by O'Rourke Enterprises, LLC for the operation of a Veterinary Clinic at 1327 Executive Ct. Said property is currently zoned B3-General Business with a legal description of SEC 11 T24N R5W GINGOTEAGUE SEC 4-FINAL PLAT LOT 7 SE 1/4 .82 AC with the following PIN: 10-10-11-412-003 in Tazewell County, Illinois.

SUMMARY

The Petitioner Colleen O'Rourke owns and operates Lange Animal Clinic and is seeking a Special Use to relocate her business to further grow and expand its locally owned business. Lange Animal Clinic is currently located at 1305 Black Street and has been in operation at its current location since 1972. It operates as a general veterinary clinic providing health care primarily to cats and dogs. At its current location, the business is unable to expand.

The Property located at 1327 Executive Ct. is Zoned B-3 General Business. The use of the property as a Veterinary clinic within the B-3 district is a special use under City code Section 4-3-6-5-3(3) Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed main building, and provided further, that all buildings are set back at least 200 feet from abutting residential districts on the same side of the street.

The building sits approximately 55 Feet from the property line of a vacant grassy area and parking lot that is currently zoned RM-3. Furthermore, to the north of the building, the property is zoned RM-1 and is currently occupied by apartments for the elderly and disabled and the building sits approximately 68 feet from the property line.

Between the Building at 1327 Executive Ct and the Building located to the North at 2011 S.14th Street there is approximately 138 feet of distance between the two buildings. The two properties are separated by a large grassy area and a parking lot. The two properties are further separated by a 6-foot-tall wooden fence placed on the approximate property line.

STAFF NOTES

- The property has been vacant since 2021 and was previously used as a doctor office.
- Staff have been inside the building, and it will require significant interior remodeling to accommodate the Veterinary Clinic, and they are aware of this.
- Staff recommends Approval for the Special Use

Case #02024-01

received
12-12-2023
NZ

CITY OF Pekin ILLINOIS

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)	Request Property Address or PIN: 1327 Executive Ct, Pekin
☐ B. Residential Variance ($85)	Current Zoning (if known): B-3
☐ C. Non-Residential Variance ($85)	Proposed Zoning (if rezoning request):
☐ D. Map Amendment/Rezoning ($75)	Current Use: Vacant - Previously Pekin Pulmonary Clinic
☐ E. Annexation ($75)	Proposed Use (if different): Veterinary Clinic

Property Owner Name:	von Bun Inc., Elisabeth von Bun
Mailing Address:	3805 Muirfield Dr., New Albany, IN 47150
Phone:	
Alternative Phone:	914-671-1090 (~~Husband~~ Mark Kaney)
E-Mail Address:	evb.health@gmail.com

Applicant Name (if different):	O'Rourke ~~Veterinary Services~~ Enterprises, LLC; Colleen O'Rourke
Mailing Address:	2905 Broadway St. Pekin, IL 61554
Phone:	309-267-1696
Alternative Phone:	309-347-4679
E-Mail Address:	corourke97@gmail.com

CITY OF Pekin ILLINOIS

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

Please summarize your request and explain why it is necessary:

Relocation of current business, Large Animal Clinic, from 1305 Black St into existing building at 1327 Executive Court. Large Animal Clinic has been at its current location since 1972 and operates as a general practice veterinary clinic providing health care primarily for cats and dogs. At its current location the business is unable to expand and would like the opportunity to grow its business in the building located at 1327 Executive Court.

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: _____ Date: 12/1/2023

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: 12/10/2023

Tazewell County GIS

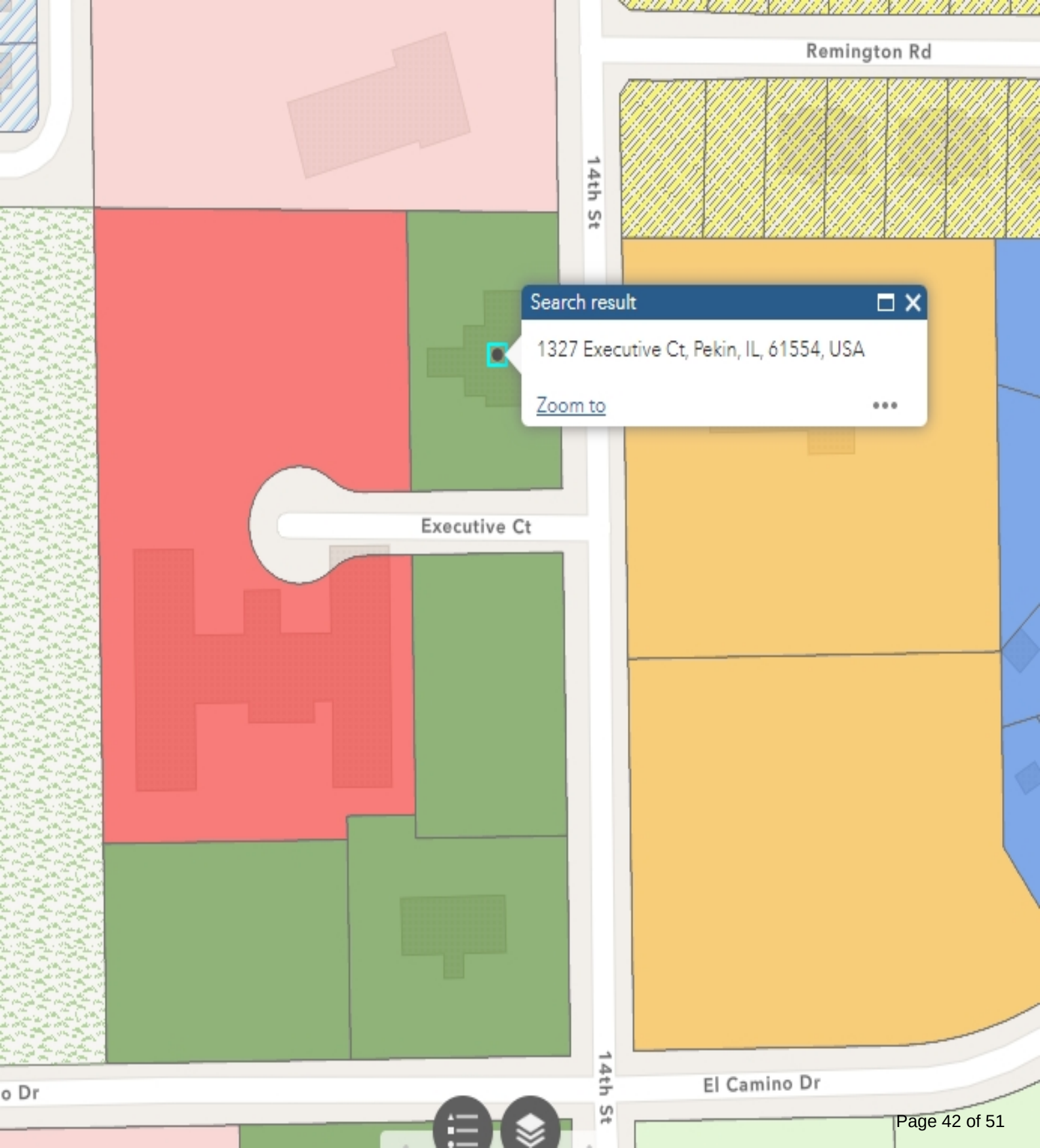
I-155
I-474
I-74
IL 29
IL 98
US 150
US 24
Streets

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.

1:600

0 0.0035 0.007 0.014 mi

0 0.005 0.01 0.02 km


Remington Rd
14th St
Search result
1327 Executive Ct, Pekin, IL, 61554, USA
Zoom to
Executive Ct
14th St
El Camino Dr
o Dr

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1400
10-10-11-414-024
Length 137.687 feet
Length 67.717 feet
11
S 14th ST
10-10-11-413-273
Length 55.137 feet
10-10-11-412-012
EXECUTIVE CT

Jun 2023
See more dates
Google

Google
Image capture: Jun 2023 © 2024 Google United States Terms Privacy

S 14th St
Google
Image capture: Jun 2023 © 2024 Google United States Terms Privacy

REQUEST FOR COUNCIL ACTION

Agenda Date: January 17, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case RZ 2024-02**
A Rezoning request submitted by the City of Pekin to AG-Agricultural for the property located at 3281 Edgewater Dr. Said property has a legal description of, SEC 20 T25N R4W W 1/2 OF NW ¼ and SEC 17 T25N R4W W 1/2 OF SW ¼, with the following PINs: 05-05-20-100-001, 05-05-17-300-001, in Tazewell County, Illinois.

DESCRIPTION: The City of Pekin recently purchased property outside its corporate limits and is proceeding with annexation of this property. The property identification numbers are as follows: PIN: 05-05-20-100-001 and PIN: 05-05-17-300-001. The annexation of these properties requires that the Zoning Board of Appeals recommend to City Council the proper zoning district for the property that is being annexed.

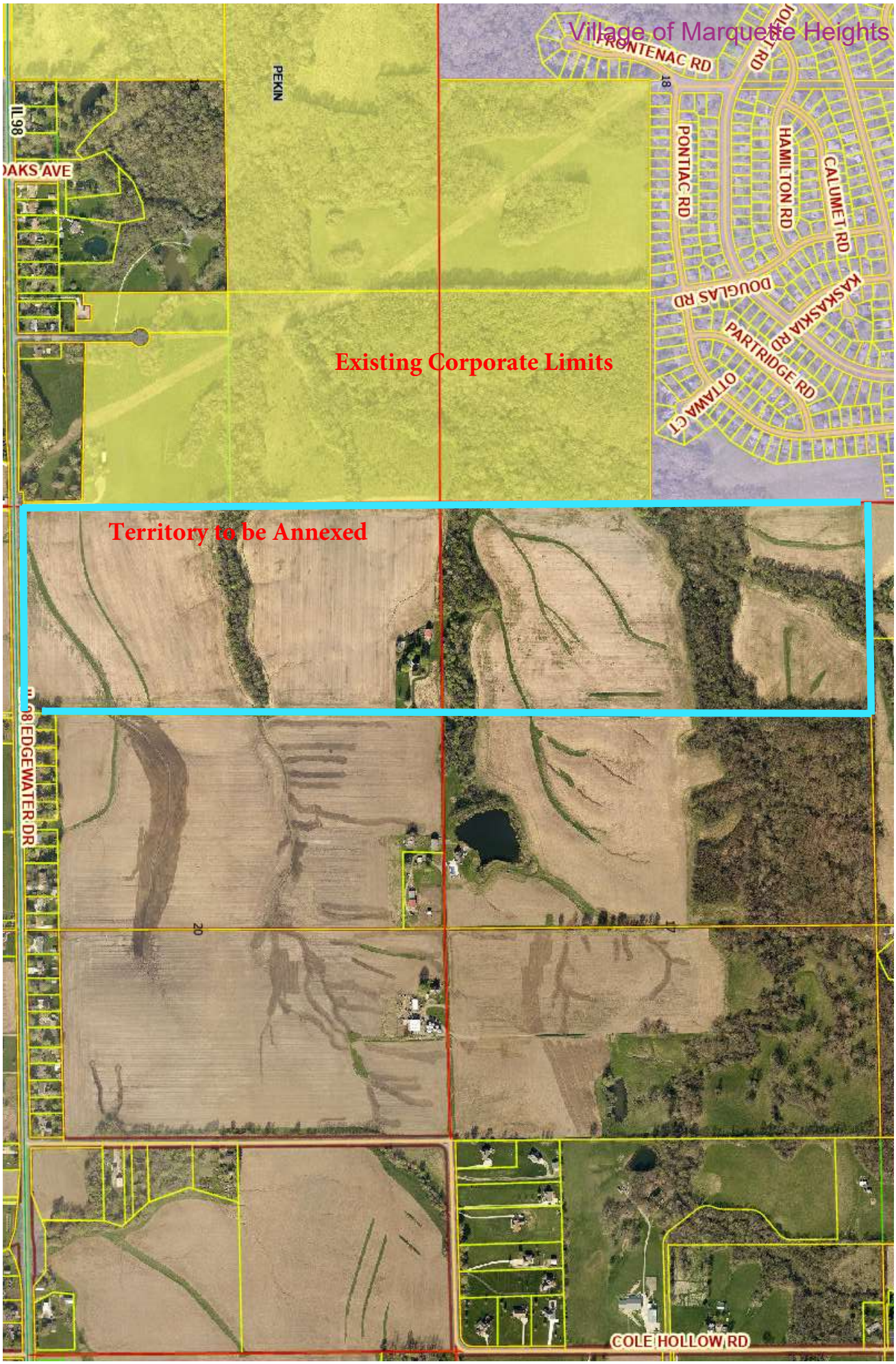
City Code Section 4-3-3-4 -Whenever any area is annexed to the City, the following conditions will apply: Land that is zoned previous to annexation shall be classified as being in whichever district of this Division most closely conforms with the zoning that existed prior to annexation, such classification to be recommended by the Zoning Board of Appeals to the City Council, which shall approve same by resolution

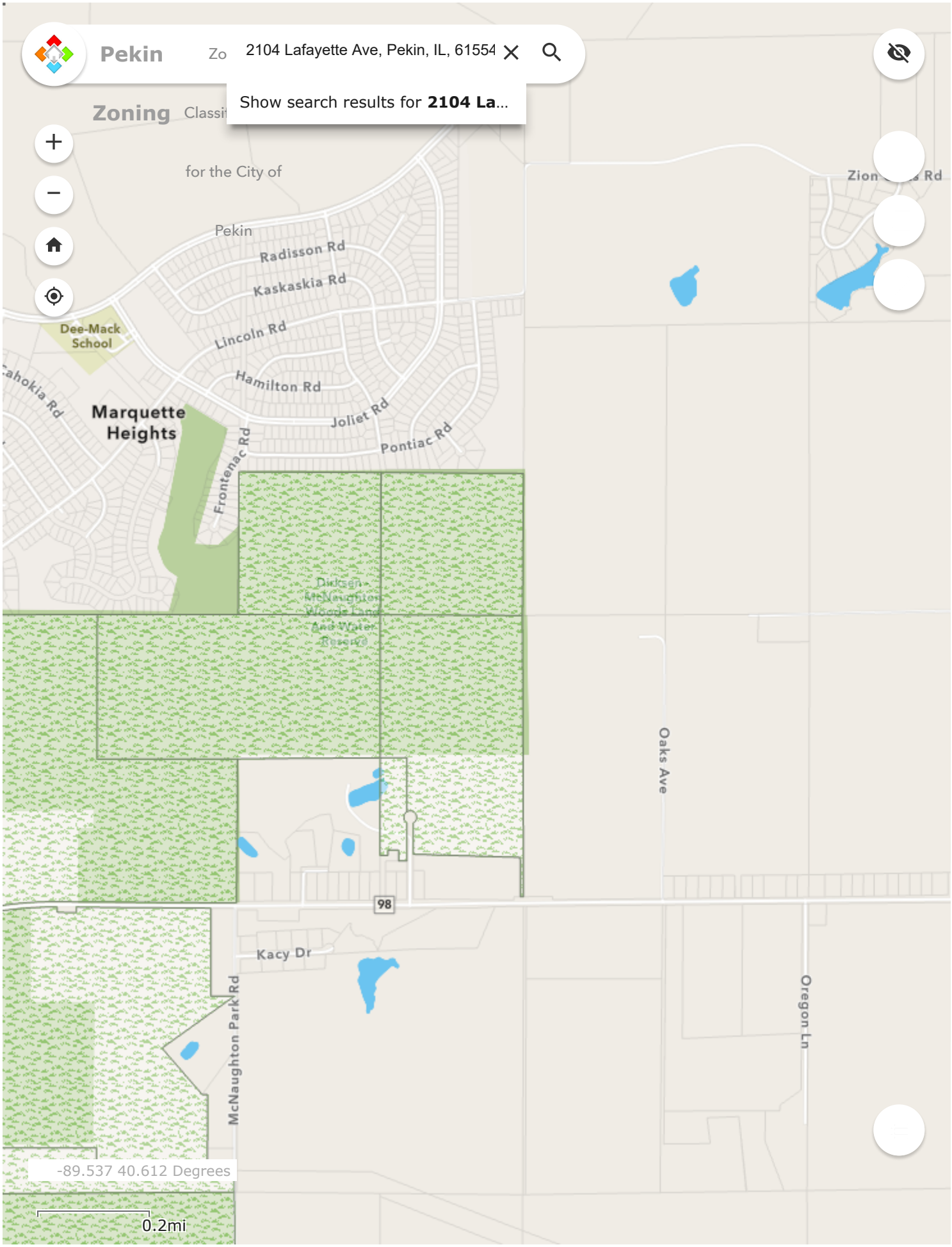
The parcels are currently zoned by Tazewell County as agricultural, with the exception of the frontage on Rt 98 being zoned as residential.

Staff Notes

- Staff would ask that the Zoning Board of Appeals consider making a recommendation to zone these parcels as AG-Agricultural.

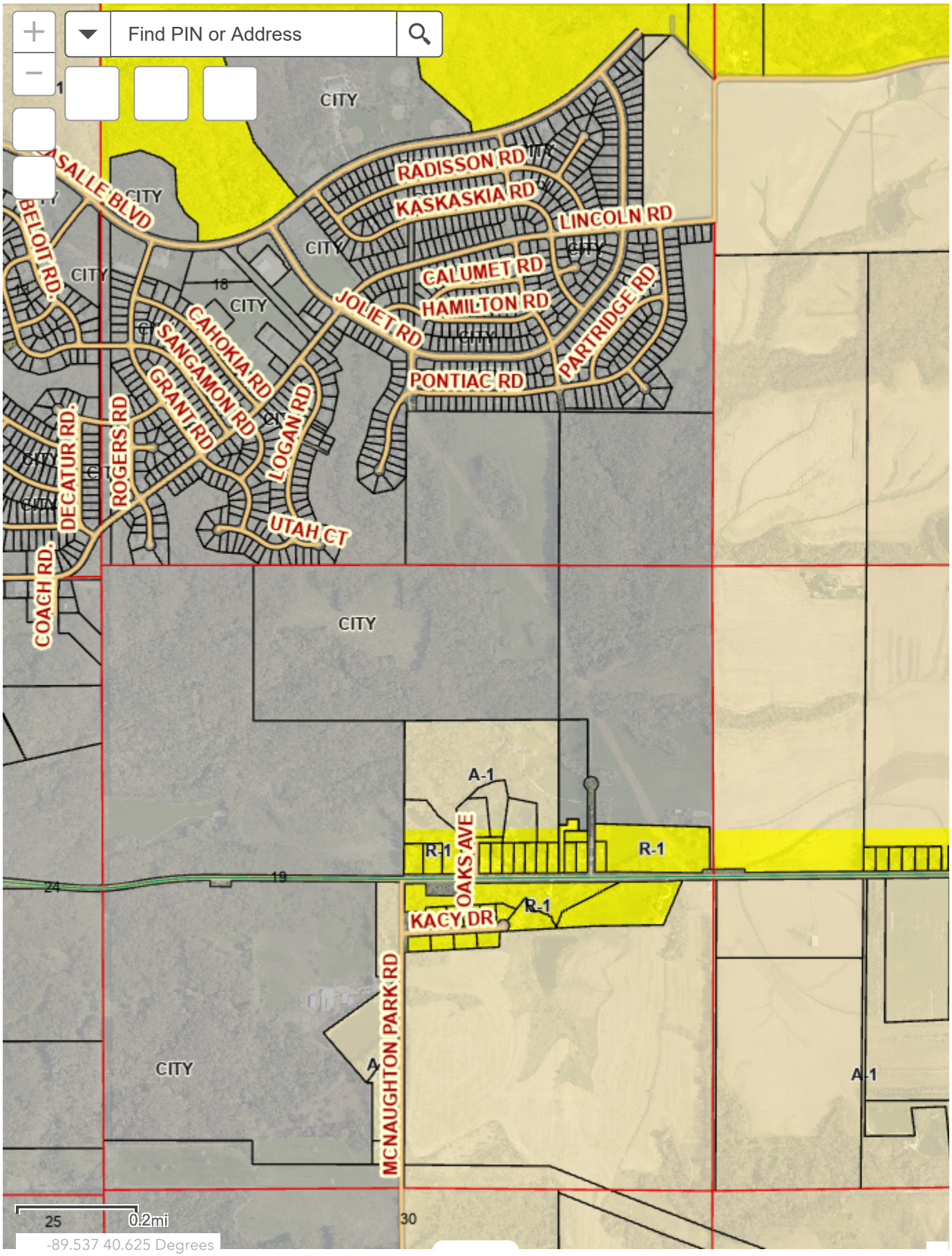
EXHIBIT A


Village of Marquette Heights
FRONTENAC RD
JOLIET RD
PONTIAC RD
HAMILTON RD
CALUMET RD
DOUGLAS RD
KASKASKIA RD
PARTRIDGE RD
OTTAWA CT
Existing Corporate Limits
Territory to be Annexed
PEKIN
IL 98
OAKS AVE
EDGEWATER DR
COLE HOLLOW RD
18
20


Pekin
Zo
2104 Lafayette Ave, Pekin, IL, 61554
Show search results for 2104 La...
Zoning
Classi
for the City of
Pekin
Radisson Rd
Kaskaskia Rd
Lincoln Rd
Hamilton Rd
Joliet Rd
Pontiac Rd
Frontenac Rd
Dee-Mack School
Marquette Heights
Zion Rd
Oaks Ave
98
Kacy Dr
McNaughton Park Rd
Oregon Ln
-89.537 40.612 Degrees
0.2mi

Tazewell County Zoning Districts

Community Development Tazewell County Home



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Legal Description of Property To be Annexed

PINs: 05-05-20-100-001 and 05-05-17-300-001

PARCEL 1:
THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, EXCEPTING THEREFROM A TRACT OF LAND CONTAINING 0.50 ACRES MORE OR LESS CONVEYED BY DEED OF DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS, RECORDED IN VOLUME 171, PAGE 342 OF THE TAZEWELL COUNTY RECORDER OF DEEDS.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE REAL ESTATE DESCRIBED IN PARCEL 1 ABOVE AND TO AND FROM COLE HOLLOW ROAD ACROSS THE SOUTHERLY 17.5 FEET MORE OR LESS OF THE FOLLOWING TWO TRACTS: THE WEST ½ OF THE SOUTHEAST ¼ AND THE EAST ½ OF THE SOUTHWEST ¼, ALL IN SECTION 17, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

PARCEL 3:
AN EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE REAL ESTATE DESCRIBED IN PARCEL 1 ABOVE AND TO AND FROM COLE HOLLOW ROAD ACROSS THE NORTHERLY 17.5 FEET MORE OR LESS OF THE FOLLOWING TWO TRACTS: THE WEST ½ OF THE NORTHEAST ¼ AND THE EAST ½ OF THE NORTHWEST ¼, ALL IN SECTION 20, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.